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# ENVIRONMENTAL RESOURCES MANAGEMENT

SONOMA COUNTY GENERAL PLAN SUMMARY

*COVER: Mountain Lion, by Robert Raymond.*

Verified mountain lion tracks were last spotted in the vicinity of Chalk Hill Road and Route 128 in March, 1975, according to Jim O'Brien of the Agricultural Commissioner's Office. Jim points out, however, that Sonoma County does not offer a desirable habitat for mountain lions.



# ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

SONOMA COUNTY GENERAL PLAN

## SUMMARY

County planning	Sonoma co
Conservation	"
Land util	"

ADVANCED PLANNING DIVISION

SONOMA COUNTY PLANNING DEPARTMENT

OCTOBER 1975

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# INTRODUCTION

Statewide concern for the quality of the environment has led to a series of laws concerning local planning. The State Planning and Zoning Law requires that all cities and counties prepare general plans in order to insure effective local planning that will implement statewide goals and policies.

The concern implicit in this recent legislation is that local government develop an integrated resource management approach to environmental planning. The Sonoma County General Plan has taken this approach by combining the four required elements concerned with environmental quality into a single comprehensive element, the Environmental Resources Management Element, (E.R.M.E.). Combining these separate elements (conservation, open space, seismic safety, and safety) into one element facilitates the coordination of environmental data, and establishes a permanent, integrated, and flexible system for implementation of General Plan policy.

The purpose of this effort is to disentangle the complexity resulting from the lack of definition and coordination within state and federal law, and to clarify the division of responsibilities among Federal, State, and Local agencies. E.R.M.E. provides a working tool for use by local government officials and resource managers in their efforts to develop a responsive environmental planning program.

Since passage of the California Environmental Quality Act, the legislature has continued to strengthen the laws and requirements for effective local planning. Environmental Impact Reports are required for major development projects, for all public works projects, and for both city and county general plans.


In addition to Environmental Impact Reports, considerable planning is being done within local unincorporated areas through special study districts, and specific plans. Specific plans are generated by local problems and they provide valuable information and guidance to the countywide general plan. The E.R.M.E. is specifically designed to take advantage of environmental data produced by specific plans and E.I.R.'s, and to integrate this data into the General Plan. Likewise, the E.R.M.E. provides a countywide framework for preparing new specific plans and evaluating those already adopted.

This report is a summary of the environmental information, issues, and recommendations in the Environmental Resources Management Element, and is one of three volumes of that Element. A second volume contains an inventory of the physical characteristics of the County, and a third volume contains supporting technical information.

Adoption of the E.R.M.E. will amend and supersede the Phase II Open Space Element adopted in 1973 and the Conservation, Seismic Safety, and Safety Elements incorporated in the Sonoma County Interim General Plan also adopted in 1973. Additionally, adoption of the E.R.M.E. will amend and supersede the Sonoma County Recreation Plan adopted in 1964.

Along with the other General Plan Elements, the E.R.M.E. is intended to provide a general guide and framework for more detailed city and county plans. It does not replace these plans. It may, however, conflict with some of them in terms of policy recommendations, and also where the open space plan is concerned. It is therefore recommended that where acceptable the municipalities amend their general plans accordingly and that certain of the County Area plans be adjusted. Where applicable and acceptable, municipalities may adopt the E.R.M.E. or portions of it as amendments or additions to their own plans.





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# CONCLUSIONS

The "Conclusions" Section is intended to give the reader a brief introduction to the major subjects covered in this report: Resources, Public Safety, Open Space and Regional Parks. These conclusions represent the major concerns or problems that should be given top priority in implementing the General Plan. A more complete discussion of each subject may be found in the Volume 3 Technical Report.

Recommendations relating to each subject are made in the "Recommendations for Management" Section that follows.

A "resource" may be defined as any substance or physical property of a place that can in some way be used to satisfy a human need. Resources include the physical and biological potential of the soils, biota, water, and atmosphere of a locality as they can be realized by its occupants.

The major resources in Sonoma County consist of agricultural products, minerals, geothermal steam, forest products, water, and marine resources. Together, these resources are the economic and cultural backbone of the County. These resources have been managed for years by the individual farmers, ranchers, dairymen, miners, timbermen, and fishermen who own land here, and who have an established tradition of managing that land. More recently, corporate interests from outside the county have begun managing the geothermal and mineral resources. Each resource has been developed and maintained by the individuals engaged in its production, extraction, and distribution.

# RESOURCES





Since the passage of major environmental legislation in the late 1960's and early 70's greater concern has been placed on identifying and maintaining those resources which may become scarce or depleted. A prime example is agriculture, which the state Office of Planning and Research has placed in the "areas of critical concern" category. Many resources, like agriculture, are irreplaceable, that is, once lost or depleted, they may be impossible to replace. The major state enabling legislation for resource management includes the California Environmental Quality Act (CEQA) and the mandated General Plan elements, open space, conservation and public safety.

With this legislation, County government has been given new responsibilities for managing its resources. The county is now faced with the responsibilities of managing its resources on a year to year basis, of maintaining its resources for the long term benefit to society, and of insuring the compatibility of resource production with land use. This indeed is an awesome challenge.

Counties throughout the state have found that they are ill-prepared for comprehensive, long-range resource management. Appropriate agencies and manpower do not exist, nor are funds available that are capable of doing the job.

In Sonoma County, the traditional single-mission role of many agencies, coupled with weak administrative policy, intensifies the problem. The Inter-departmental Coordinating Committee, for example, was established to expose the General Plan to other county agencies, yet it did not always attract a meaningful attendance. Agencies tended to participate only when the subject matter was relevant to their own functions.

In the past, resources have been "managed" by individuals working on the land. The role of local government or government assisted agencies has been limited to performing research and providing advice, and their efforts at management have been largely non-regulatory.

One reason for this is that day-to-day operational decisions have to be made in the field on an individual basis. Each ranch, and each piece of land throughout the county is different and presents

different problems. The county's diversity, therefore, poses one of the greatest obstacles to comprehensive management.

One way of overcoming this is to strengthen the three-way dialogue between producers, planners, and technical advisors. Producers are the individuals working the land, planners consist of the Board of Supervisors, the Planning Commission, and the planning staff, and technical advisors are the associated agencies such as the Cooperative Extension and the State Division of Mines and Geology.

The existing relationship between producers and technical advisors is generally strong. The relationship between producers and planners is weak. This means that management expertise which the county now lacks should be provided, at least in part, by the people who are now actively engaged in resource production: the farmers, dairymen, ranchers, fishermen, well drillers, and miners themselves. Some attempts to do this have already been successful. The Technical Advisory Committee on Sand and Gravel, the Dairy Committee, and the Agricultural Preserve Committee are notable examples.

The on-going dialogue between producers, planners and technical advisors should also be strengthened, particularly between planners and technical advisors. Planners, both the decision makers - the Board of Supervisors, and the professional staff should make use of all the technical resources at their disposal. With agriculture, for example, the relationship should be strengthened between the Planning Department, the Board of Supervisors, the Cooperative Extension, the Agricultural Commissioner and the Soil Conservation Service.

The most effective role, therefore, that the county can perform as a first step toward comprehensive management, is to provide the means by which present management efforts are continued and strengthened. This is particularly important with regard to developing an effective means of distributing information and of understanding information once it is distributed. Furthermore, the county should also provide the coordination and incentive to strengthen those areas where management is weak or lacking. (Refer to Recommendations Section)



The County must demonstrate that its efforts to manage resources will benefit the individuals engaged in production, that their futures will be maintained in addition to the future of the resource, and that their economic benefit will be commensurate with long term productivity of the resource.

Resource management provides the County with two basic benefits. First, it supports the county's economic base by promoting the rational production and utilization of the County's resources, and second, it provides information for making land use decisions that maintain resource production areas. The Environmental Resource Management Element has been designed to comply with the requirements of the State law, as well as to meet the specific local needs for protecting Sonoma County's environment and for public safety as expressed in the General Plan Goals and Policies.

#### GENERAL GOALS AND POLICIES

##### Goal A

It shall be the goal of Sonoma County to identify natural resources which are of significant long range social, economic and environmental importance and to establish a comprehensive resource management program in order that:

- a) These resources are managed for human benefit to the extent that needless and careless depletion of the resource is avoided; and
- b) The replenishment activities of renewable resources are promoted; and
- c) The harvesting and use activities of individuals so engaged are directed towards the most progressive and forward-thinking methods in these activities;

All to the end that:

- d) The land resources of the County not be damaged or lost through careless exploitation, and that the needs of future generations for use of the land or resources be a paramount, compelling and continuing consideration.
- e) Short term action may not irreparably limit future options.
- f) Require developers to pay for the cost of resource extraction.

It shall therefore be the policy of Sonoma County to:

1. Recognize the natural ability of land to tolerate or reject specific types and intensities of use.
2. Support and aid in studies of the ecological relationships between and within Natural Resources, Managed Resources and Human Activity.
3. Identify agencies at all levels of Government involved with the regulation of managed resources and coordinate related County goals and policy implementation with these agencies.
4. Coordinate and evaluate land use decisions and resource management programs that involve the natural and managed resources of Sonoma County.

## RESOURCE AND HAZARDOUS AREAS MAP

The purpose of this plan is to illustrate the primary areas of managed resource production, the undeveloped and hazardous areas, and the critical open space areas, called "Unique Features", including parks and natural areas. Also shown are existing developed areas and areas proposed for development in the Land Use Plan.

### MANAGED RESOURCE AREAS

These are areas of primary concern for agriculture, timber, and geothermal resources. Also, while not specifically mapped, sand and gravel resources are included due to their common occurrence in agricultural areas near major rivers and streams. It must be emphasized that these are areas of primary concern; resources are also present in many undeveloped and hazardous areas, but may not be the primary concerns in these areas. Likewise, many resource management areas are subject to considerable public safety hazard, concern for which is overridden in this plan by the resource value. State mandated concerns for managed production of resources guided the formation of this category.

### UNDEVELOPED AND HAZARDOUS AREAS

These are undeveloped areas which are subject to physical limitations such as flood, fire, and geologic hazards and which are not of primary concern for resource production. This does not mean, however, that open space or managed resources do not exist in these areas, or that other land is not subject to hazards; it simply means that hazards are the most important conditions present. State open space concern for public health and safety was used to define this category.

### UNIQUE FEATURES

These are areas of unique cultural, educational, scientific, ecological, and recreational value. Unique Features are the keys to establishing a critical open space system, and are also shown on the Critical Open Space Plan. State mandated requirements for open space, for natural resource preservation, and for outdoor recreation guided the creation of this category.

### DEVELOPMENT AREAS

Urban and rural residential areas proposed in the Land Use Plan are shown as Development Areas. A more detailed breakdown of these areas can be found in the Land Use Plan. The land uses included are urban, rural residential, second home development, and river resort areas.



Public safety combines the purposes and intent of state mandated safety and seismic safety elements, citizen prepared General Plan goals and policies, and planning law, with technical data and professional expertise into a unique set of recommendations and programs to mitigate property damage and minimize personal injury and loss of life. Public safety includes recommendations and programs relating to geologic, flood and fire hazards and includes emergency services which deal with the impacts of the occurrence of these hazards on the general public.

The safety and welfare of society is a prime concern of government. Regulatory procedures for public safety are an important factor in land use control. The regulatory procedures developed for public safety may to some seem prohibitory in nature, but in fact, these regulatory procedures represent an attempt to correct a "time lag" in recognizing a hazard and taking action to mitigate it. Hopefully, as knowledge of environmental hazards to public safety increase, methods of mitigation will concurrently become more sophisticated.

# PUBLIC SAFETY



Government concern for public safety recently resulted in legislation at both the State and Federal levels. The Alquist-Priolo Act provides a means of reducing personal and property damage from fault rupture. The National Flood Insurance Program either prohibits development in flood prone areas, requires that construction be adequately flood proofed, or requires that construction be built above the flood level.

At the County level, geologic hazards have been dealt with via the Uniform Building Code (U.B.C.). The U.B.C., however, has not been totally effective in mitigating property damage as a result of geologic hazards. Recent Board of Supervisors Ordinance 1826 attempts to correct these deficiencies by requiring geologic statements assuring the suitability of building sites in existing subdivisions likely to be affected by hazardous geologic conditions.

This action by the Board of Supervisors is a positive step, however, in order to fulfill State requirements, regulatory action prior to land division is required. Determining the necessity for engineering geology reports should be made at preliminary Engineering Advisory Committee meetings. Ordinance 1826 should be amended to require engineering geologic reports for all lots of record where buildings are proposed in hazardous areas.

The Sonoma County Water Agency provides flood protection through construction methods, and provides technical information to formulate regulatory procedures. The Water Agency, along with the Department of Public Works and Planning Department, assures that all building sites developed through the land division process, as well as existing parcels, are protected from flood hazard.

Changing public attitudes together with changing Water Agency policies and new federal legislation will probably result in regulatory procedures being stressed over construction techniques. Also, where constructed channels are required, innovative channel design with continued emphasis on aesthetics and landscaping will be stressed.

The Board of Supervisors recently adopted the Uniform Fire Code (U.F.C.) which provides consistent construction methods and materials to reduce fire hazard. Also, recent County policy is becoming

more consistent by requiring Division of Forestry review in the land division process. This policy should become mandatory, together with recommendations from County Fire Districts where applicable.

The Emergency Service Coordinator has operated and maintained the Office of Emergency Services and has attempted to keep the Emergency Plan operable. Lack of effective and efficient communications during disasters remains the major weakness in the Plan. The position of Coordinator of Emergency Medical Services and the completion of the Emergency Operations Center presently under construction should aid in strengthening the Plan.



## GENERAL GOALS AND POLICIES

Goal A. It shall be the goal of Sonoma County to avoid land uses which threaten public safety and property value.

Goal B. It shall be the goal of Sonoma County to establish policies and programs which provide for risk reduction and disaster preparedness whenever geologic seismic, flood, and fire hazards endanger life and property.

To this end, it shall be the policy of Sonoma County to:

1. Identify and establish those areas where public safety may be jeopardized by construction or improper land use.
2. Designate all areas where public safety is jeopardized as suitable for open space, agricultural, conservation, recreational, or other uses which bear minimal risk to public safety.
3. Develop a method whereby prospective property owners can be informed of potential safety hazards.

The most basic definition of open space is "land or water which is essentially unimproved". The State Planning Law and Guidelines recognize this definition, and add that such land shall be devoted to an open space use as defined in the Government Code, and which is designated on a local, regional, or state open space plan. Emphasis on "improvement" or "use" of the land leads to consideration of open space as a manageable resource -- a function of the unimproved nature of the land.

In light of the above, an Open Space Plan is necessary to designate the types and locations of open space relative to the land use plan. The Open Space Plan also indicates open space as reflected in other elements of the General Plan, and illustrates areas of critical environmental concern.

# OPEN SPACE



Open Space in Sonoma County is described using four broad categories:

- a. Unique Features are areas of unique cultural, educational, scientific, ecological, and recreational value, and should be preserved in their entirety. They help maintain the quality of life by linking human activity to our natural and cultural heritage. Included are extraordinary, especially sensitive, and representative natural areas, parks and recreation lands, riparian corridors, and historical and archaeological sites. This category addresses state-mandated concerns for preservation of natural resources and outdoor recreation. Natural Areas are discussed in more detail in the E.R.M.E. technical report. A list of the basic areas to be considered is contained in the General Plan goals and policies. Recreation Areas are discussed also in the technical report, as well as in the Regional Parks Plan. Policy calls specifically for a regional trail system, and generally specifies recreation planning principles. Historical sites and communities are addressed in detail by the Historic Preservation Program. Finally, insufficient information is available regarding archaeological sites and sensitivity and further study is recommended.
- b. Scenic Resources are special areas possessing an open appearance which needs to be preserved. Most of the lands in this category contribute to the identity of communities through maintaining separation, providing scenic, relatively undeveloped backdrops, and defining boundaries for urban areas. Such lands are also among the most critical for maintaining the characteristic diversity of the Sonoma County landscape. Also included are scenic highways and recreational bikeways, and trails which are located in scenic corridors. This category addresses state concerns for outdoor recreation and control of urban form. More detailed discussion of this subject can be found in the E.R.M.E. technical report under the subjects of Scenic Resources and Visual Quality.
- c. Managed Resource Areas are areas supporting the managed use of natural resources. These include agriculture, timber production, mineral extraction, and geothermal power production. Other uses of these areas are preempted by the resource use. State concerns related to managed production of resources are addressed through the Resources section of the E.R.M.E.



- d. Hazardous Areas are undeveloped areas subject to physical limitations such as flood, fire, and geologic hazards. Public and private interests in these areas need protection from damage due to unsuitable development or natural hazards. The state concerns for public health and safety are covered by this category through the Public Safety section of the E.R.M.E.

The primary subject of the Open Space Plan is a "critical network" composed of Unique Features and Scenic Resources. This network creates the "backbone" of the Open Space Plan: a framework which is vital to the preservation and management of land for economic, recreational, ecological, and educational benefit. While other types of land use may contribute to the feeling of open space and to the charm and rural character of the county, their primary function is based on resource values or public safety concerns.

## CONCLUSIONS

### NATURAL AREAS

Further reduction and modification of wildlife habitats must not occur if their ecological, recreational, and aesthetic values are to be maintained. Specific areas which need to be preserved have been identified according to General Plan Policy:

- a. Natural stream or river courses including their riparian vegetation and floodplains;
- b. Natural freshwater and salt water marshes;
- c. Estuaries, bays, and mudflats;
- d. Coastal dune areas, and other coastal areas with unique plant and animal life;
- e. All habitats necessary for the preservation of rare or endangered species;
- f. Selected areas of unique significance in the biogeography of North America and California that are located in the County;
- g. Selected areas of unique significance in the bio-geography of Sonoma County.

### RECREATION FACILITIES

Deficiencies presently exist throughout the entire range of day-use recreational facilities in the County. No trail system exists; yet an extensive one is called for by policy. The existing Recreation Plan was prepared in 1964, and is in need of revision.

### SCENIC RESOURCES

The diverse scenic quality of Sonoma County is being threatened by expansion of urban and rural residential development which contributes toward formation of an urban corridor and dilutes the effect of distinct community borders. In response, General Plan policy states that scenic quality, and especially individual community identity, should be protected. Areas important for protecting scenic quality, community identity, and scenic corridors are considered to be scenic resources. Also enjoyment of the County landscape from highways and trails will not be fully realized unless scenic and recreational routes are maintained and improved through a scenic

corridor program. Areas providing for scenic quality, community identity, and scenic corridors are considered scenic resources.

#### HISTORICAL AND ARCHAEOLOGICAL SITES

A fundamental basis for historic preservation is that the past serves as a constant reminder of our heritage and can serve as a guide for future development. Historic preservation promotes saving exceptional buildings, putting them to practical use, when appropriate, and establishes criteria for creating an historic district to maintain the traditional design fabric of a community.

The first task in initiating a comprehensive historic preservation program is to identify and evaluate existing historic resources. A listing of specific structures suitable for preservation and a list of environmental settings worthy of special treatment has been developed by the Historic Preservation Technical Advisory Committee and is an integral part of the Historic Preservation Program.

(Refer to page 101).



## **CRITICAL OPEN SPACE MAP**

This plan describes those parts of the County which are of high scenic, recreational, ecological, and cultural value on a countywide and regional scale. These are areas of critical environmental concern that make up a countywide network of priority open space. Other forms of open space shown on this plan include scenic areas for community separation and identity, and scenic corridor routes.

### **UNIQUE FEATURES**

The areas shown on the Resource and Hazardous Areas Plan as Unique Features are the areas of primary concern in this category. Riparian corridors are also of high natural and recreational value, and are specified in General Plan policy as necessary Wildlife Habitat Areas. Their values for supporting fisheries, water quality, hazard reduction, and scenic quality are important to a countywide open space network. They are included, along major rivers and streams, as Unique Features. State open space concerns for natural resource preservation and outdoor recreation guided creation of this category.

### **SCENIC AREAS**

Many parts of Sonoma County can be considered scenic. Some areas, however, are more valuable due to their function of separating communities and providing scenic backdrops and borders for development areas. Such areas are of countywide importance; significant visible changes could easily modify the perceived rural image of the County. These areas are designated Scenic Areas in this plan. The primary land uses in these areas relate to the particular resource, hazard, or development present, with the added consideration that their overall appearance should remain natural appearing. Definition of this category was guided by State concerns for outdoor recreation and urban form.

### **SCENIC CORRIDOR ROUTES**

Delineation of scenic corridors is a requirement for scenic highways. It is also highly desirable that recreational bikeways and trails make use of scenic corridors. Including scenic highway corridors in the Open Space Plan is required by State law as a concern for outdoor recreation. This category was designed to show this concern by indicating the routes proposed for scenic highways, and recreational bikeways and trails planned for separate rights-of-way. Delineation of the final corridor requires detailed study; criteria for corridor designation and management are found in the Scenic Highways Element.

A County Parks and Recreation Department was established in 1967 to implement an element of the General Plan entitled Recreation Plan, 1985. The primary responsibility of the Parks and Recreation Department was to prepare plans for the acquisition, development, maintenance, and operation of regional park and recreation lands. As defined within the 1985 plan, regional park lands should provide day-use activities such as picnicking, riding, hiking, swimming, boating, fishing, sightseeing, nature study, and some camping. Since the adoption of the 1985 Plan, only 2143 acres of the 6000 acres originally proposed for parks has been acquired and developed. As part of the County General Plan Program, an updated Recreation Plan is being prepared to reappraise the County's recreation needs and opportunities.

The Regional Parks Plan in conjunction with the open space plan preserves those features of the environment that maintain the quality of life, and relates outdoor recreation to our natural and cultural heritage.

# REGIONAL PARKS





General plan policy states that trail systems should be established which connect parks, schools, playgrounds, shopping areas, and other public and scenic areas. The Bikeway Element establishes bikeway standards and criteria for a county wide system of bike trails. The bikeway system consists of transportation routes and recreational routes. Recreational bike routes serve the function of providing a safe and scenic ride to the major recreational areas of the county.

The goals and policies of the Scenic Highways Element outline actions which protect the scenic and recreational experiences of traveling through Sonoma County. A common goal of the two elements is to provide a system of regional wayside parks along the county's scenic highways and byways. Wayside parks serve as trail heads, vista points, rest stops, historical points of interest, and environmental education areas, or a combination of these facilities.

The Regional Parks Department intends to safeguard structures and sites of historical and cultural significance in conjunction with the Historic Preservation Program. For example, in 1968, the site of the 117 year old Watson School, along Bodega Highway, was dedicated to the county and developed as a wayside park.

### TRAILS

As suggested by General Plan policy, hiking, bicycling, and equestrian trails developed within parklands should be connected to nearby urban areas as well as other parklands. These trail systems should make multiple use of transportation corridors. Where required for safety and convenience, trail uses should be separated from auto traffic. Trail systems recommended to cross undeveloped areas should be designed to prevent property and ecological damage.

In Sonoma County there are approximately 128 miles of hiking and riding trails, with the majority of these miles within Annadel, Austin Creek, Salt Point, and Sugarloaf Ridge State Parks and Hood Mountain County Park. The linkage of trail systems serves to greatly expand hiking and riding opportunities in the County. State and county planning studies indicate that by 1980 the total miles of hiking and riding trails should be enlarged by three times the existing system to accommodate the demand. Acquisition and development of a proposed county regional trail system will be an enormously complicated job and will involve cooperation between the Regional Parks Department and many other affected government agencies.

## NEIGHBORHOOD AND COMMUNITY PARKS

As the unincorporated communities of Sonoma County continue to grow, the amount of available land for outdoor recreation activities decreases per capita. It is generally the case that as development expands in an area, access to streams and other natural features that people once used informally for recreation is no longer readily available.

With approximately half the county's population living within the unincorporated communities, there are presently only five recreation and park districts, which serve less than 12,000 people within their boundaries. It becomes evident that a significant portion of the county's population is not served by neighborhood and community park facilities. This condition is particularly true on the urban fringe of Santa Rosa and Sebastopol.

Under existing county policy, areas that are not served by neighborhood and community facilities are encouraged to form a taxing district or service area for park acquisition, development, operation and maintenance. As the unincorporated communities grow in population, it is expected that a number of them will express the desire for neighborhood and community park facilities. It is necessary to take a serious look at these communities and the commitment the county should make in providing community park and recreation facilities.

### State and County Studies of Outdoor Recreation Opportunities and Deficiencies

In 1972 an inventory of the county's public and private recreation facilities was compiled as a data base for updating the recreation plan. This inventory of recreation facilities represents the compilation of data from the California Department of Parks and Recreation and a telephone survey conducted by the County Regional Parks Department.

The inventory represents the second of four steps towards the completion of the Regional Parks Plan. These steps include:

1. Policy Development
2. Opportunities and Deficiencies

### 3. Site Evaluation and Selection

### 4. Recommendations and Implementation

Regional park facilities are developed principally to serve the desires of the people living in the county and the region for day-use recreational activities and facilities. The best data available from Federal, State and local sources indicates day-use recreational opportunities in Sonoma County to be deficient through the entire spectrum of activities. These activities include swimming, picnicing, boating, hiking, riding, and bicycling.

A method traditionally used in assessing parkland deficiencies is the park area standard/population ratio method. When the Recreation Plan, 1985 was adopted the park area standard of 15 acres/1000 population was utilized. Today the National Recreation and Park Association recommends a standard of 20 acres/1000 population for county regional park systems.

The Sonoma County regional park system falls significantly short of even the adopted standard (15 acres/1000 population). With 2143 acres of county regional parks recently acquired, the effective county park ratio to population is less than 10 acres/1000 population. By comparison, the bay area ratio of regional parks to county population is approximately 16 acres per 1000 population.

Population projections to the year 2000 indicate that present population levels will nearly double in 25 years. In order to fulfill recreation demands for projected population levels, the county's regional park acreage will have to triple in the next 25 years. Present and potential regional park deficiencies occur near and within the county's major population areas. A principal need in the County is for park and recreation areas which serve urban populations within a one-half hour drive or less; that is, parks which serve the communities and unincorporated areas. A means to alleviate these deficiencies is the joint acquisition and development of park sites by city and county governments. An example of such action is the joint park acquisition and development by the City of Rohnert Park and County of a park site in the Sonoma Mountains. Besides serving the recreation needs of Rohnert Park residents, the cities of Santa Rosa and Cotati will be within the service area of this site.



In addition, the County and the City of Sebastopol have been working closely towards the acquisition and development of a regional park adjacent to that city's western boundaries. Future recreation facilities developed through joint city-county cooperation should serve the needs of the region as well as the needs of the nearest community.

The Regional Parks Department, in a recently completed study of the recreation opportunities available along the Russian River, found that existing public access areas are not meeting the needs of local residents or the county population.

The Russian River resort area between Mirabel and Jenner, where there is a substantial year-round population and summer influx, lacks any major river oriented public regional park area. North of Healdsburg, the Russian River lacks any public access to this major recreational resource.

Publically owned and operated Off Road Vehicle (O.R.V.) areas are nonexistent in Sonoma County. There is a significant demand near the major urban communities for O.R.V. areas that could provide a variety of off road activities and facilities. A significant planning program is necessary to locate suitable sites and to set up an implementation program.

With over 1.5 million visitors per year to coastal parks, the coast remains Sonoma County's major recreational resource. The statewide importance of this resource has resulted in planning activity on the part of state and regional agencies towards the preservation of coastal resources. This activity has made it possible for local agencies to concentrate on local coastal priorities and the recreational deficiencies that exist near the major population areas of the county.

Besides the recreational deficiencies that exist near the major population areas of the County, there are pressing landscape and natural resource preservation needs to be met. Since the Regional Parks Department, (formerly the Parks and Recreation Department), was formed in 1968, department policy has been to seek a balance between the resource and the user in all acquisition, development, maintenance and operation programs.

## REGIONAL PARKS MAP

FEDERAL RECREATION LANDS - 37,000 acres

- F- 1 Lake Sonoma
- F- 2 Pine Mtn. Recreation Area (BLM)

STATE PARK & REC. LANDS - 18,521 acres

- S- 1 Annadel Farms
- S- 2 Armstrong Redwoods Preserve
- S- 3 Austin Creek Recreation Area
- S- 4 Fort Ross Historic Park
- S- 5 Jack London Historic Park
- S- 6 Kruse Rhododendron Reserve
- S- 7 Petaluma Adobe Historic Monument
- S- 8 Robert Louis Stevenson Park
- S- 9 Salt Point Park
- S-10 Sonoma Coast Beaches
- S-11 Sonoma Mission and Vallejo Home
- S-12 Sugarloaf Ridge Park

COUNTY PARK & REC. LANDS - 2,143 acres

- C- 1 Bouverie Wildflower Preserve
- C- 2 Doran Beach
- C- 3 Gualala Point
- C- 4 Healdsburg Memorial Beach
- C- 5 Hood Mountain
- C- 6 Hudeman Slough Boat Launch
- C- 7 Spring Lake
- C- 8 Stillwater Cove
- C- 9 Watson School Wayside Park
- C-10 Westshore Park

PROPOSED REGIONAL PARKLANDS

For a priority listing refer to "Implementation Proposals of the Regional Parks Plan" on page 92.

## Regional Park Site Evaluation and Selection Process

The recreation resource base is comprised of lands and waters with a wide range of physical and aesthetic characteristics. These occur in an almost infinite variety of combinations. No single combination of characteristics affords optimum quality and maximum capacity for all types of recreation opportunities.

A rating system has been developed to locate specific sites that are suitable for several types of recreation activities and facilities. These activities include water oriented activities (swimming and boating areas); nature study (unique biotic and wildlife areas); visual experience (scenic vistas and view points); and riding or hiking (scenic corridors, trails, and wayside rests).

In order to reasonably rate each of the 32 sites that have been considered, the following regional park categories have been established:

**Regional Park:** A regional park is a spacious area of scenic or natural character in which a variety of recreational experiences and facilities are provided for the purpose of making the outdoors available for public enjoyment and education.

**Regional Recreation Area:** A regional recreation area is an area developed for the purpose of providing varied and intensive forms of outdoor recreational activities.

**Regional Preserve:** A regional preserve (archaeological, botanical, geological, historical, wildlife or zoological) protects some outstanding element of nature or of our past for the purpose of making it available for continuous public education and enjoyment.

**Regional Trail and Wayside Park:** A regional trail is park land or waterways which are for the most part linear in form and which have been established primarily for walking, bicycling, horseback riding, and canoeing, but which are also linked with fixed recreational activities such as picnicking, fishing or sightseeing.

Under each category, five basic acquisition criteria have been applied to evaluate each site for its suitability for acquisition and development. The five park land acquisition criteria are: relative suitability, need/demand, accessibility, threat of loss, and ease of acquisition.





# RECOMMENDATIONS FOR MANAGEMENT

Future generations deserve the same degree of freedom and opportunity of choice that is available to us today. We must therefore utilize our present technology and resources wisely, if we are to preserve a reasonable environment for our children. Just as any manager reviews all the pertinent data available to him on his business and then makes decisions based on that information, local government must also collect, evaluate data, and consider alternative approaches upon which it can make decisions. This is a planning process.

Rational decisions are ideally based on complete knowledge or information on the matter in question; if it is not always possible to obtain complete information, decisions should be based on as much information as is available, or options kept open until more information is available. Environmental planning encompasses a review of as many environmental factors as possible, both natural and cultural, for this type of planning provides an opportunity to avoid potential problems before they happen.

## DEFINITION

Resource Management is the organized utilization of resources to meet both present and future needs. Resource management implies that the utilization be planned and evaluated for maximum long-term benefit to society.

## THE NEED FOR RESOURCE MANAGEMENT

Research has discovered that many impacts result from resource production and utilization which may deplete certain resources and cause negative effects on other resources. Management is required to insure that a resource being produced and utilized is not depleted, and that the associated natural or social environments are not irreparably damaged.

There are cause and effect relationships between measures taken to solve our land use problems and measures designed to protect significant resources. Protecting the habitat of a rare or endangered species, for example, may affect the location of a sewage treatment plant. The location and capacity of a sewage treatment plant may likewise have a significant effect upon population distribution which in turn may be in conflict with state-wide policies such as the preservation of agricultural lands.

Individual policies such as those to preserve agriculture or improve sewage treatment do not in themselves resolve the day to day conflicts over land use or resource allocation. One of the principal functions of resource management is to resolve such conflicts on a policy by policy basis as conflicts arise.

Since many policies are new or reflect new concern, new legislation may be required, and county administrative procedures may need to be adjusted to implement certain policies. This leads to the question of precisely where and at what point implementation is actually initiated.

Conventionally, policy actions are initiated through existing agency programs, private development programs, or through citizen interest groups. In many instances, the key decision points may be hidden from public view, or may not be given public exposure. This often results in actions that become policy after the fact, with little or no citizen involvement. As citizens become more involved in the planning process, it is essential that they be well informed on the key issues relating to policy development.

Resource management provides the County with two basic benefits. First, it supports the county's economic base by promoting the rational production and utilization of the County's resources, and second, it provides information for making land use decisions that maintain resource production areas.

The Environmental Resource Management Element has been designed to comply with the requirements of the State law, as well as to meet local needs for the protection of Sonoma County's environment and for public safety.

The recommendations that follow focus on the needs and requirements that are unique to Sonoma County. A major effort in preparing the recommendations has been to evaluate their potential impact on county government. Many agencies, in addition to the Planning Department, have been involved in preparing the General Plan. If implementation of the plan is to become a reality, continuous involvement of these same agencies, and others, is going to be required. The recommendations, therefore, generally make reference to specific agencies that would be involved in carrying them out.



## GENERAL RECOMMENDATIONS

The General Recommendations address pervasive environmental issues. They are recommendations that have been generated from many sources, including General Plan Goals and Policies, interviews with County officials, and citizen committee discussions. The need for a Riparian Ordinance, for example, was determined by policies on agriculture, open space, timber management, flood hazards, water quality, and fisheries. Rather than repeat the recommendation under each of these subjects, it was placed in the General Recommendations category.

Implementation of many policies cannot be fully accomplished without improving the existing organization and management of County Government. Resource Management requires a comprehensive planning approach that typically involves several agency jurisdictions. Presently, County Agencies are not subject to a consistent policy, and functional programs are developed independently by each agency. Communications on planning matters is often infrequent and exclusive of an effected or related agency.

A Report on the Planning Process in Sonoma County, April, 1974, by Griffenhagen-Kroeger, Inc. is a critique of the Planning Process that elaborates on these problems. Many of the findings and recommendations of the report are highly relevant to County Resource Management, as well as other General Plan Elements. Two particularly relevant findings of the report state,

*The County Should Perceive and Manage its Planning Resources from a County-wide Perspective and Recognize the Integrated Nature of Planning, Budgeting, Management and Evaluation Activities.*

*There is no central focal point at which individual departmental and agency plans and programs are linked together and analyzed for their total impact on the community or their relevancy to problems and issues. The County should continually promote the efficient and effective management of its resources through internal planning and evaluation. However, at the present time there is a departmental rather than a County perspective in this area.*

*Comprehensive Long-Range Planning is Limited by the Fact that Many Departments Respond First to Planning Requirements of Their State Parent Department and Second, if at all, to Other County Departments Rather than a Broad Policy Framework Developed by the Board.*

*Accepting comprehensive planning as an integrated approach to planning which promotes the orderly physical, economic and social growth of the County, our analysis shows that improvements need to be made. Many of the long-range functional plans existing at the departmental level in the County are heavily impacted by related State agencies. This is apparent in the County Water Agency, the department of Social Services, Mental Health and Health where planning responds to State mandated plans and programs. Since there is little perceived benefit from interdepartmental cooperation, the concept of comprehensiveness suffers. Departmental planning efforts are essentially closed to the input of other County planning entities and departments.*

The findings of Griffenhagen-Kroeger lead to a series of recommendations. The major thrust of these recommendations is focussed on two needs: reorganization of the County Administrator's Office toward a more managerial function, and the use of the General Plan as a policy and information framework for developing an effective planning process.

The first recommendation states:

*The County Administrator's Office should assume the function of managing and coordinating County program planning efforts in response to policy directives by the Board of Supervisors. Activities should include:*

- . Monitoring departmental and Agency program and capital plan implementation*
- . Identifying gaps or overlaps in service*
- . Working with County governmental units to provide for the development of new plans*

*The principal role of the County Administrator's Office in comprehensive planning should be to insure that adequate communication exists between the advanced planning unit and the Board of Supervisors. This interface would enable comprehensive planning to take into account the Board's policy intent in developing long-range forecasts. Also, the Board would be aware of the impact on comprehensive plans caused by shifts and modifications in policy. Activities should include:*

- . Assisting the Board of Supervisors to develop specific annual goals and priorities for services, facilities and development*
- . Contributing to the update of the General Plan to reflect the Board's priorities*
- . Insuring that General Plan elements are translated into program plans*
- . Undertaking those General Plan tasks which do not fall logically into the operations of any other County department or agency*

## **1** RESOURCE MANAGEMENT

Comprehensive resource management at the county level will require the "Program Approach" recommended by Griffenhagen-Kroeger. The Board of Supervisors should immediately begin implementing the recommendations in the Planning Process in Sonoma County. Special emphasis should be placed on how new administrative structure can facilitate resource management. Recommendation 6 calls for a "Program Assistant for Development" in the Administrator's Office "assigned responsibility for overall coordination of the County's sub-system with particular emphasis on program planning." This position has been filled by a qualified individual, although his role has not yet been fully defined.

Recommendation 12 calls for the creation of a "Planning-Policy Committee" comprised of top level county officials including two members of the Board, the Administrator, Chief of Advanced Planning and two department heads, and additionally two appointed members. This Committee will only be effective if



all representatives are committed to developing a comprehensive planning perspective. The Committee should be directed to address the resource management functions of County Government and how coordinated action can improve and promote our resource base.

The Board of Supervisors should establish an aggressive resource management policy to support and continue existing resource production. New management programs should be prepared under the leadership of the Planning Department in cooperation with other agencies. The programs should be utilized by the program assistant for development (Development Services Coordinator) and the Planning Policy Committee.

## 2 OPEN SPACE

The Board of Supervisors should establish a separate funding source, such as a special tax rate and trust fund, dedicated to financing the acquisition of title or rights to open space land. The purpose of this is to aid in preserving critical open space areas which do not fit into a park acquisition program, but which are of very high scenic value or which are in danger of incompatible development due to existing commitments. Prime examples of these types of areas are the community separators, where certain pieces of land must remain open in order to preserve the desired separation between cities. A description of these requirements is part of the Community Development Element; the separators themselves are illustrated as Scenic Areas in the Critical Open Space Plan.

Priorities for the management of open space land should be developed through the program and committee structure outlined in general recommendation number 1. The Regional Parks Department is involved with acquisition and development of areas where public access is desirable. Provision needs to be made, however, for management of the land for which title or rights have been acquired to protect scenic quality alone. Therefore, the management function should be given either to the Regional Parks Department or to a new agency which takes on the land acquisition and maintenance functions of County Government.

The two maps which illustrate the Open Space Plan, "Resource and Hazardous Areas" and "Critical Open Space", should be adopted as mapped expressions of policy for resource management, public safety, and open space. They indicate in a general manner the primary areas of environmental policy concern. More detailed maps supporting these plans are found in the E.R.M.E. technical report and in the Community Development and Transportation Elements. These maps are intended to be used in the implementation process, and should be adopted by reference as part of the E.R.M.E.

### **3** COMBINING DISTRICT ZONING

The Board of Supervisors should amend Article XX of the Zoning Ordinance (Interim Open Space District) to be consistent with the Environmental Resources Management Element and the Open Space Plan. An Open Space Combining District should be established with three main categories: Resource Management, Public Safety, and Critical Open Space. The Combining District should refer to performance standards for each category. For example, the Resource Management District should reference to performance standards for agriculture, timber, minerals, geothermal and water resource areas.

In some cases reference is required to established County Ordinances other than the Zoning Ordinance. An example of this is the proposed Sand and Gravel Ordinance that should be referenced to mineral extraction.

The Open Space Combining District overlays the existing base zoning districts. Before development can proceed, performance standards must be met. This procedure can be administered by the existing Zoning and E.I.R. Division staff, assisted by Advanced Planning staff.

### **4** MONITORING AND ENFORCEMENT PERSONNEL

The Planning Department should establish a full time position for a deputized field representative. The position is needed to enforce the provisions of use permits and public safety regulations, and to monitor land use changes and resource utilization. The field representative is a key person in providing technical reports to the public, the Planning Commission, and the Board. The field representative should also be a key contributor to the recommended "State of the County Report". This individual can be assigned to the existing Zoning Enforcement Section.



## 5 ENVIRONMENTAL INFORMATION SYSTEM

One of the most notable features of Environmental Planning is the vast quantity of data that is collected and utilized. This data must be organized so that it is user oriented and easily updated if its full value is to be realized. Recommendation 31 in the Griffenhagen-Kroeger Report states, "An integrated data information system should be developed in the County starting with efforts to assemble and collate physical land use data." Assembling and collating data has been a General Plan Program function since 1971. An immediate need is to organize and place in machine readable form all pertinent data developed within the Planning Department itself.

The information system should initially include: a library of reports, maps and documents; a map catalog, statistical data, technical bulletins, landscape unit handbooks, E.I.R.'s, and related general or specific plans. A re-evaluation of grid system potential for data manipulation, storage, and retrieval should be undertaken. A "State of the County Report" should be prepared by the Planning Department as a part of the General Plan monitoring and information system. This report should note significant land use, population, housing, environmental and economic changes, relative to General Plan Policy, that have occurred on a county-wide and local basis. This requires a commitment to maintaining a substantial data base.

The Griffenhagen-Kroeger Report advocates a comprehensive system whose purpose would be as follows:

*To analyze relevant information to determine interrelationships, make decisions based on current and accurate information, help forecast major indicators in plan development, provide a bank of data to assist other departments, agencies and governmental units in preparing their plans, allowing them to relate and integrate their plans with the County's, and provide policy makers with information to assist in decision making and feed back the results of these decisions.*

An information system which goes beyond the needs of the Planning Department and which is interdepartmental (perhaps intergovernmental) in nature and scope is a greater challenge. The first step in developing such a system should be to examine the objectives to be sought and to survey potential participants and users. This requires coordination and commitment from the County Administrator's Office, and a directive from the Board of Supervisors to provide specific interdepartmental resources.

## **6** RIPARIAN ORDINANCE

Rivers and streams are living corridors within the landscape that serve multiple functions such as drainage of storm water, groundwater recharge, and wildlife habitat. General Plan Policies repeatedly make reference to rivers and streams. Presently there is no county legislation that considers these policy concerns. Existing policy has not been totally effective in preserving streams or promoting their multiple use. The Board of Supervisors should direct the Sonoma County Water Agency in cooperation with the Planning and Regional Parks Departments to draft a Riparian Ordinance. This ordinance should respond to the related open space, resource and public safety policies.

## **SPECIFIC RECOMMENDATIONS**

The Specific Recommendations address each of the 15 specific subjects in the Environmental Resources Management Element. These recommendations have been derived from a detailed analysis of goals and policies, from discussions with other county and state agencies, and from discussions with the citizens' committee. Policy references are generally included after each recommendation.

The recommendations in this Summary are not intended to be exhaustive or to represent the more detailed concerns of the E.R.M.E. The Volume 3 Technical Report contains additional, more detailed recommendations, and associated recommendations are also found in the Community Development Element.



## RECOMMENDATIONS

1. The Board of Supervisors, with the Planning Commission and Planning Department, should enact a "Biotic Resources" combining district according to criteria set forth in the general recommendations. This should be applied in Wildlife Habitat Areas as identified by General Plan Policy and in the Environmental Resource Management Element. Provision should be made for use of enforceable restrictions such as open space contracts negotiated by the Board of Supervisors in conjunction with this combining district so that the Assessor may follow applicable law in valuing properties involved. (Plant and Animal Life Policy 2).

# UNIQUE FEATURES



2. The Board of Supervisors should enact a Riparian Ordinance or combining district according to criteria listed in the general recommendations. It should be especially concerned with natural waterways and wetlands of high wildlife value such as those from which surrounding native vegetation communities have been removed or those which support rare and endangered plant and animal species. (Plant and Animal Life Policies 2 and 5, Water Quality Goal A, Policy 1, Commercial and Sport Fisheries Policy 1, and Agriculture Policy 4).
3. The Board of Supervisors should adopt the list of proposed recreation facilities in the Regional Parks Plan, and make acquisition of such lands a high-priority activity. Establishment of a trail system should be a special concern. Transmission line rights-of-way should be investigated for off-road trails. State and regional agencies should aid in acquiring lands along the coast and in other areas of wide importance. (Recreation Facilities Goal and Policies 1-6, Sewage and Solid Waste Disposal Policy 7).
4.
  - a. The County should prepare or have prepared a predictive archaeological sensitivity model for use in determining the depth of treatment of the subject necessary in the Environmental Impact Report process. Sample surveys should be conducted where necessary. (Historical and Archaeological Sites Goal and Policies 1-3).
  - b. The Board of Supervisors should adopt and implement the recommendations of the Historical Preservation Summary. (Historical and Archaeological Sites Goal and Policies 1-3).

## GOALS AND POLICIES

### Historical and Archaeological Sites

#### Goal A

It shall be the goal of Sonoma County to preserve significant archaeological and historical sites representing all the ethnic, cultural, and economic groups that have lived and worked in Sonoma County.

To this end, it shall be the policy of Sonoma County to:

1. Preserve adequate open space around missions, historic settlements and buildings, areas of archaeological significance, and other features important to the human history of the County so that the natural settings of such areas are retained.
2. Establish a mechanism for identification, review, and protection of archaeological sites, recognizing that only a small percentage of all prehistoric sites in the County have been recorded, and that only a small portion of the County has been systematically surveyed by archaeologists to record such sites.
3. Recognize that historic sites, not only prehistoric sites, have archaeological importance; therefore historic sites, whether or not they include standing structures, may merit preservation, and care should be taken in preserving or otherwise modifying historic structures to properly record and preserve archaeological data that may exist in the ground around the structures, under floors, etc.

### RECREATION AREAS

#### (Recreation Facilities)

#### Goal A

It shall be the goal of Sonoma County to provide adequate recreational facilities for both present and future populations, provided such recreational use is consistent with maintenance of environmental quality and protection of property rights. To this end, it shall be the policy of Sonoma County to:



1. Establish trail systems which connect parks, schools, playgrounds, shopping areas, and other public and scenic areas. Some of the trails should make multiple use of transportation and utility corridors (auto, equestrian, pedestrian and bicycle traffic), but those uses should be separate where required for safety and convenience. Other trails should traverse relatively undeveloped areas, but provision should be made to prevent property and ecological damage;
2. Provide diversity in the types of recreational opportunities available throughout the County;
3. Encourage the development and expansion of privately owned and operated recreational facilities to complement publicly owned parks and recreational facilities;
4. Attempt to insure that those people who use publicly supported recreational facilities contribute toward the cost of providing and operating those facilities;
5. Provide for the development of community and neighborhood recreation facilities in unincorporated areas and encourage establishment of local park districts;
6. Make public access available for recreational purposes to major lakes and streams, and to as much of the coastline as possible.

#### Sewage and Solid Waste Disposal

3. Oppose the routing of major transmission lines through public recreation and scenic areas, not consistent with the adopted general plan for utility services adopted pursuant to Policy #1.
7. Encourage the multiple use of utility owned transmission line rights-of-way for riding and hiking trails, pedestrian ways, landscaped greenways, parking, park areas, and wildlife preserves.

#### Bikeways

11. Promote parks and park facilities oriented to the bicycle, such as:
  - a. Linear parks utilizing abandoned railways, rights of way with landscape development, picnic areas, sanitary facilities and trail heads.

- b. Trail head and rest stops on rural roads.
- c. Trails and trail head facilities on flood control installations.
- d. Periodic closure of public streets for bicycle rallies, tours, and rodeos.
- e. New trail systems through public lands for selected multiple use by pedestrians, bicyclists, and equestrians.

## NATURAL AREAS

(Plant and Animal Life)

### Goal A

It shall be the goal of Sonoma County to assure that its biological diversity be preserved and restored for its scenic and educational value.

To this end, it shall be the policy of Sonoma County to:

- 1. Assure that all proposed developments will be adequately reviewed with regard to possible adverse or beneficial effects on plant and animal life.
- 2. Establish a system of permanent Wildlife Habitat Areas which are representative of all of the native Sonoma County floral and faunal communities. Human uses of these areas should be adequately controlled and land uses which are incompatible with the perpetuation of these communities should be restricted. Wildlife Habitat Areas should include, but not be limited to, the following:
  - a. Remaining natural stream or river courses including their riparian vegetation and floodplains, except where modification is necessary to protect existing structures;
  - b. Natural fresh water and salt marshes;
  - c. Estuaries, bays, and mudflats (use of bays as harbors for fishing vessels and a number of private vessels when not detrimental to wildlife values should be allowed to continue);

- d. Coastal dune areas, and other coastal areas with unique values for plant and animal life;
  - e. All habitats necessary for the preservation of rare or endangered species of animals and plants;
  - f. Selected areas of unique significance in the bio-geography of North America and California that are located in the County;
  - g. Selected areas of unique significance in the bio-geography of Sonoma County.
- 3. Give special consideration to the preservation and management of timber areas that have unique biotic or scenic characteristics
  - 4. Encourage the use of appropriate vegetation where planting is used to enhance the natural beauty of the County.
  - 5. Take measures to minimize future damage to fisheries, fish habitats, and spawning grounds, and, as far as possible, to repair past damage.
  - 6. Work with other parties towards maximizing hunting and fishing opportunities in the county, while protecting the rights of owners of private property and retaining the diversity of non-game species.
  - 7. Support the maintenance and wise management of adequate populations of game and fish.

#### Water Quality

##### Goal A

It shall be the goal of Sonoma County to recognize existing riparian water rights, safeguard and maintain natural waterways, and seek to naturalize man-made waterways.

To this end, it shall be the policy of Sonoma County to:

- 1. Preserve and restore the ecological and aesthetic benefits of Sonoma County's natural waterways.
- 2. Preserve and restore sufficient downstream flows and preserve and restore riparian vegetation in order to maintain the ecological balance in watersheds.



## RECOMMENDATIONS

1. Title to or interests in high-priority separator lands should be acquired by public agencies. This could be done through such programs as city-county joint powers agreements, County Service Areas, use of a trust fund for open space, or acquisition through normal channels by the Regional Parks Department or other county agencies. Maintenance of existing and other productive uses of the land should be emphasized, including provision for proper resource management and use of such programs as waste water irrigation. (Community Form Goal B, Policies 2 and 5, and Goal C).

# SCENIC RESOURCES



2. Scenic Areas should be protected through application of scenic protection zoning by the Board of Supervisors with the Planning Commission and Planning Department after appropriate studies. Scenic highway and trail corridors should be especially emphasized. (Transportation Goal H, Policy 3, Goal I, Goal N, Policies 1-4, Geologic Features and Scenic Quality Policy 2, and Recreation Facilities Policy 1.)

## **GOALS AND POLICIES**

### Scenic Backdrops & Community Separators

#### Geologic Features and Scenic Quality

##### Goal A

It shall be the goal of Sonoma County to safeguard and maintain areas of outstanding geologic features for their scenic, historical, and cultural value.

To this end, it shall be the policy of Sonoma County to:

1. Assure the preservation of significant geologic features for their educational and scenic value.

(Community Form)

##### Goal B

It shall be the goal of Sonoma County to provide for a growth pattern which accommodates both urban and rural lifestyles, and that this pattern be accomplished by commitments to: a community-centered concept, controlled expansion in designated rural living areas, provision of green belts surrounding and separating urban areas, retention of agricultural resources, recreation, and other non-developed areas, and adherence to the principle of environmental suitability.

2. Preserve the identities of present communities.
5. Develop an ongoing open space program around and within cities to provide visual relief from urban densities.

#### Goal C

It shall be the goal of Sonoma County to provide an urban and suburban setting of such outstanding quality that residents will not feel a need to escape to other areas.

#### SCENIC CORRIDORS

(Bikeways Policy II - in Recreation Areas)

(Transportation)

#### Goal H

It shall be the goal of Sonoma County to have a transportation system that has high environmental and aesthetic quality.

To this end, it shall be the policy of Sonoma County to:

1. Plan proposed transportation routes including major and secondary highways, bicycle and bridle paths to be compatible with natural processes and land forms;
  - a. Geological features including fault zones, slide and erosion areas shall be carefully considered;
  - b. Lands with prime natural resources - agriculture, forests, recreation, scenic, etc., shall be protected.



2. Treat landscaping as an integral part of transportation constructions and emphasize use of native trees and plants.
3. Protect the roadside (scenic corridor) or scenic highways in the county by scenic highway zoning.

#### Goal I

In the selection of scenic highways and conservation of their corridors, it shall be the goal of Sonoma County to maintain unimpaired views from roads to outstanding examples of all of the county's landscapes; to maintain and develop the scenic quality along the principal approaches to the cities and other communities of the county, and to assure unimpaired visual access from roads to Open Space Areas especially those set aside to define Community Form.

#### Goal N

It shall be the goal of Sonoma County to protect Scenic Resources in Highway Corridors.

To this end, it shall be the policy of Sonoma County to:

1. Permit as advertising signs only on-premise signs which advertise business conducted on the property and that are limited in size, number and design.
2. Develop information plazas at entry ways to communities and cities at which location signs indicating businesses of interest to visitors will be attractively gathered and presented under a system of design standards applied countywide.
3. Encourage the use of native plants for screening and landscaping development purposes.
4. Discourage the location of new manufacturing and commercial facilities within the scenic corridor.

#### (Geologic Features and Scenic Quality)

2. Assure, where possible, that visual access from roads and trails to unique scenic features remain unimpaired by construction of human facilities.

## RECOMMENDATIONS

1. Geology for Planning in Sonoma County, 1974 by the California Division of Mines and Geology identifies and establishes those areas subject to geologic hazards. These geologic hazards are recommended for inclusion in the Open Space Combining District in the General Recommendations (#2). The recommendations contained in that report should be adopted by the Board and action taken accordingly. The Department of Public Works should be the lead agency in implementation, with supportive action from the Planning Department and Division of Mines and Geology. The major recommendations are:
  - a. Fully enforce the geologic provisions of the County Grading Ordinance, Chapter 70 of the Uniform Building Code, latest (1973) edition.

# GEOLOGIC HAZARDS



- b. Require engineering geologic reports prior to the approval of lot splits, final subdivision maps, and building permits in areas identified as hazardous.
  - c. Apply the Alquist-Priolo Special Studies Zones Act requirements to the Healdsburg, Rodgers Creek, Maacama, Chianti and Tolay Faults.
  - d. Create a county staff position for an Engineering Geologist to administer geologic study requirements and review reports pursuant to those requirements.
  - e. Develop work plans for future geologic investigations to assist the county in implementing General Plan policies and making land use decisions. (Public Safety, General Goal A & B, Policies: 1, 2. Geologic Hazards, Policies: 1, 3, 4, 5 Flood Hazard Policy 2)
2. The "General Work Plans" as identified in 1e above which provide data and maps at a level of detail for specific planning purposes have been prepared and described in a report entitled Geology Work Plans for Sonoma County submitted by the California Division of Mines and Geology in 1975.

The Planning Department has developed a proposed program of eleven years duration to implement the work plans. It is advocated that the County, three municipalities and the State of California share the cost of the program, which is estimated to be \$462,000. This program should be initiated during the Fiscal Year 1976-77 budget year. The program is described in the Technical Report for the Environmental Resources Management Element.  
 (Public Safety General Goals A & B,  
 Policies: 1, 2, 3  
 Geologic Hazards Policies: 1, 6, 7)



## GOALS AND POLICIES

Goal A. Refer to General Goals under "Public Safety"

To this end it shall be the policy of Sonoma County to:

1. Assure that population densities and development are kept to a minimum in areas of geologic hazard, such as active fault zones, land slide areas, and certain bay muds.
2. Prepare a program to identify the necessity of and priorities for abatement or reconstruction of buildings used for public purposes where there is significant danger to public safety with respect to geologic hazards.
3. Require geologic reports identifying unstable slopes and seismic hazards relating to building sites prior to the approval of a final subdivision map or the issuance of a building permit.
4. Recognize the continuing need for engineering geologic expertise in county government for: accurate, detailed information on geologic hazards in areas subject to planning studies, the review and approval of all geologic reports required by county law, advice and guidance in the efficient application of measures to mitigate geologic hazards, and maintenance of comprehensive information records on the location and extent of geologic hazards to the County.
5. Support continuing public education on geologic hazards by actively advising citizens of the availability of the results of county-wide and local area geologic studies and the availability of sources of geologic information and services, and by the prominent display of geologic hazard maps at the County Planning Department.

6. Support scientific geologic investigations to refine, enlarge and improve the knowledge of active fault zones, areas of instability, severe ground shaking and similar hazardous conditions in Sonoma County.
7. Consider the limiting effects of geologic hazards on potential land uses and zoned dwelling unit densities in comprehensive planning for General Plan purposes.

## RECOMMENDATIONS

1. Mapped descriptions of extreme fire hazard areas using methodology established by the California Division of Forestry have been prepared by Advanced Planning. Development within these extreme fire hazard areas should be subject to the "Fire Safety Guide for California Watersheds" adopted by the County Supervisors Association of California in 1965, Public Resources Code 4291 and the recently adopted Uniform Fire Code. (Public Safety Goals A & B, Policies 1, 3. Fire Hazard Policies 1, 2 and 3.

# FIRE HAZARDS



2. A member of the California Division of Forestry should be placed on the staff of the Engineering Advisory Committee to aid in implementing the "Fire Safety Guide". (Public Safety Goals A & B, Policies 1, 3. Fire Hazard Policies 1, 2 and 3.)
3. Sonoma County and the California Division of Forestry should continue to maintain and establish fire trails where needed for fire protection, and reduce roadside hazards for fire prevention. (Fire Hazard Policy 2).

## **GOALS AND POLICIES**

Goal A. Refer to General Goals under "Public Safety"

To this end, it shall be the policy of Sonoma County to:

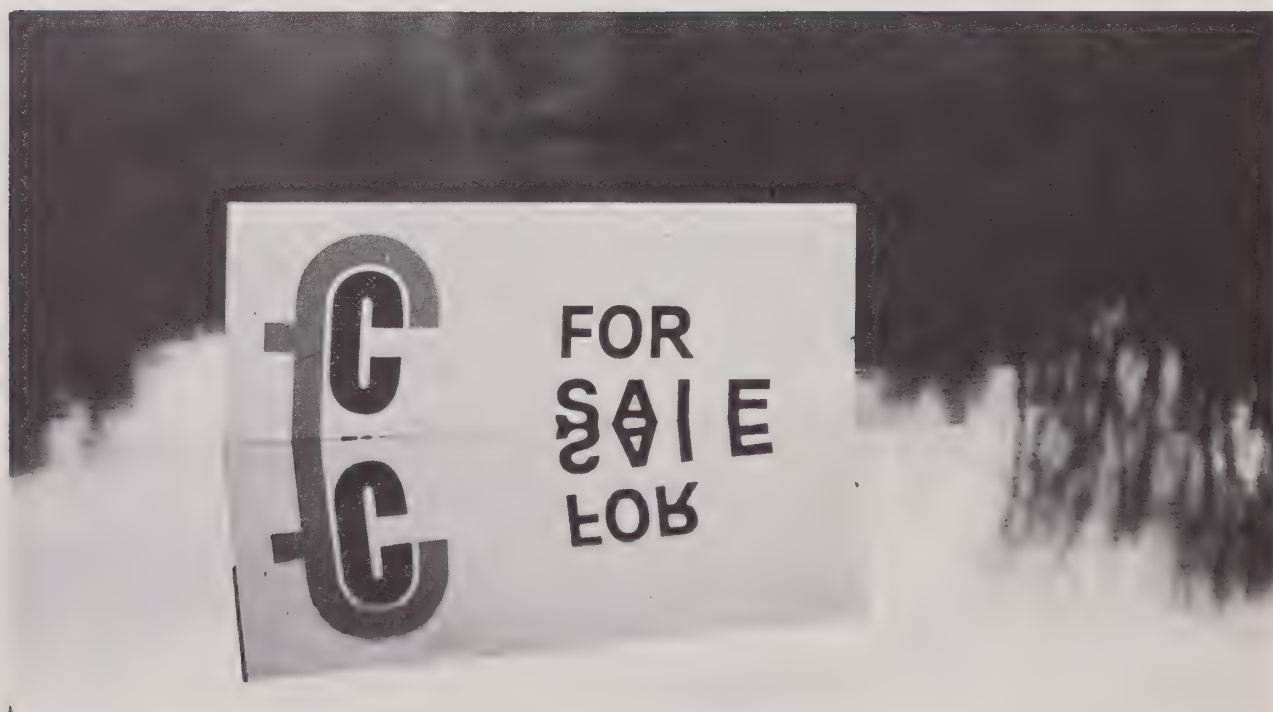
1. Consult with the appropriate fire service district, in areas designated as critical fire areas, for particular regulations prior to the issuance of a building permit.
2. Support the Division of Forestry and local fire districts in creation and maintenance of a complete pre-suppression fire plan (fuel breaks, fire breaks, water development) for fire prevention, recreation and educational uses as an area develops.
3. Continue to consider latest recommendations concerning pertinent and acceptable land use regulations in wildland fire areas in cooperation with fire prevention agencies.



# FLOOD HAZARDS

## RECOMMENDATIONS

1. Numerous areas within the 100-year flood plain throughout the County have been mapped by various agencies. The Corp of Engineers is presently involved in a mapping program to meet requirements of recent federal legislation. As mapped expressions for precise areas subject to the National Flood Insurance Program become available, the Board should direct the Planning Department to begin re-zoning these areas to the appropriate flood classifications. (Public Safety General Goals A & B, Policies: 1, 2, 3. Flood Hazard Policies 1, 2).
2. The Board should designate the Sonoma County Water Agency and Planning Department as lead agencies to develop and implement a riparian ordinance as suggested in the Open Space Plan, to provide protection for public and private lands adjacent to water courses, minimize indirect and direct costs



to the County for flood control projects and reduce risk to public safety. (Public Safety General Goals A & B, Policies: 1, 2, 3, Flood Hazard Policies 1,2).

## **GOALS AND POLICIES**

Goal A. Refer to General Goals under "Public Safety"

To this end, it shall be the policy of Sonoma County to:

1. Allow in any 100 year flood plain only those uses which are flood proof or which can sustain periodic flooding.
2. Identify and publicize the existence of geologic hazards in locations where major dams, ponds, or other water impoundments exist or are proposed, and where failure of such structures would cause extensive loss of life and property.
3. Require that new residential developments be designed to minimize both volume and velocity of surface runoff and soil erosion, including application of re-vegetation programs, the proper design of surface and subsurface drainage, and appropriate grading.
4. Establish a program of aesthetic improvements with appropriate vegetation planting on sides and banktops of existing and all future flood control projects.
5. Compensate owners where it is clearly demonstrated that flood plain zoning precludes existing land use because of extreme flood hazards and is therefore inequitable.
6. Re-evaluate areas defined as flood plains with regard to changes as a result of urbanization or natural forces.
7. In connection with Policy #5, identify areas of extreme flood hazards and begin a comprehensive program of acquiring these lands or the development rights of these lands.

## RECOMMENDATIONS

1. The Office of Emergency Services, through its Director and Coordinator, should devise a method of testing the County Emergency Plan to ascertain its effectiveness in time of disaster. (Public Safety Goal B, Policies 1, 2, 3, 4, 5, 6)
2. The Office of Emergency Service should develop effective and efficient communications systems with adequate backup capabilities. (Public Safety Goal B, Policies 1, 5)
3. The Office of Emergency Services and Sheriff should develop and publicize special evacuation routes for use by emergency vehicles and as evacuation routes. (Public Safety Goal B, Policy 2).

# EMERGENCY SERVICES



4. The Office of Emergency Services, Redwood Chapter of the Red Cross and local school district should designate specific areas and buildings for use as refuge areas in time of disaster. (Public Safety Goal B, Policy 6).
5. The Chief Building Inspector should begin to develop a program to make police, fire and rescue unit facilities earthquake resistant so their ability to function is not impaired. (Public Safety Goal B, Policy 4).

## **GOALS AND POLICIES**

Goal A. Refer to General Goals under "Public Safety"

1. Develop coordinated communications systems within the County and its Cities for emergency response.
2. Identify, construct, and publicize transportation routes designated as evacuation routes in time of disaster.
3. Designate and use public buildings as refuge areas, rallying points and distribution centers for emergency supplies.
4. Make fire fighting, law enforcement and rescue unit facilities hazard resistant so their ability to operate during disasters is not adversely affected.
5. Develop and coordinate the operation and maintenance of emergency medical equipment, supplies and services and communications systems for medical and health services to relieve public suffering in time of disaster.
6. Make information concerning responses to levels and types of disasters available to the general public.



## RECOMMENDATIONS

1. The County should recognize agriculture as a major contributor to the economy and quality of life in Sonoma County. The County should take a more active role in promoting and supporting agriculture by:

- Encouraging agricultural investments
- Distributing public information
- Providing economic support
- Encouraging sound land use planning
- Supporting policies beneficial to agriculture

The Agricultural Commissioner, the Cooperative Extension, the Economic Development Board, and the Planning Department should continue present activities beneficial to agriculture and expand their activities to address the above list.(Goal A)

# AGRICULTURE



2. There is presently a considerable amount of productive agricultural land within the city "growth management lines". Much of this land is in large parcels. Since some of these parcels will eventually be developed, further lot splitting should be discouraged. Large parcels contribute not only to the continuation of agriculture, but they are also more feasible for development, when it occurs. The cities, in conjunction with LAFCO and the Planning Department, should coordinate development in the urban fringe areas using the guidelines in the Community Development Element. (Goal A, Policy 2)
3. The County should establish combining district zoning (see General Recommendation No. 3) for agricultural areas. The primary function of this zoning district is to provide parcel sizes compatible with the specific agricultural use and to provide performance standards that insure compatibility of non-agricultural land uses such as rural residential development. The Planning Department should cooperate with the agricultural industry and the Cooperative Extension in determining suitable parcel sizes and performance standards. (Goal A, Policies 1, 2, 3, 4 and 9)
4. Preservation of agriculture was a primary consideration in preparing the Land Use Plan. The Board of Supervisors should adopt the Land Use Plan and insure that the designated land uses and population densities are stringently enforced. A firmly enforced land use policy is essential to the preservation of agriculture. (Goal A, Policies 1 and 2)
5. Sonoma County has developed a successful agricultural preserve program based on the 1965 Williamson Act and subsequent amendments to the State revenue and taxation code. Nearly a third of the County is presently included in agricultural preserves. The County should continue use of the Williamson Act and expand its application in the following areas:
  - a. The County should add a "timber preserve" to the County program. This preserve should include timber producing areas in large-lot preserves eligible for contracts.

- b. The County should pursue the application of preserves similar to those established in Alexander and Dry Creek Valleys. Priority areas for these preserves are: The dairy belt along the County line west of Petaluma, the vineyard and prune orchard land along the Russian River south of Healdsburg, the vineyard and prune orchard land north of Geyserville not already in the Alexander Valley preserve, the dairy belt along the Sonoma Mountains, the Laguna Flood Plain, and land on the urban fringes designated on the Land Use Plan as "Agriculture" or Undeveloped".
- c. The County should add an "Open Space Preserve" to the County Agricultural Preserve program. Open Space Preserve contracts can be applied to significant areas not otherwise eligible for tax relief. Priority areas for Open Space contracts include: marshes, scenic areas, and parcels within agricultural preserves that do not otherwise qualify for an agricultural contract.
- d. Agricultural preserves that occur within a mile of a city's limits may be protested by the city. There has been some confusion related to the rights and responsibilities of the land owners, cities and county. LAFCO should cooperate with the Agricultural Preserve Committee and the Planning Department to clarify this issue. Cities and land owners should be informed as to their rights and responsibilities with regard to agricultural preserves.
- e. Agricultural preserves reduce taxes paid by agricultural land owners to a use-related level. This has an effect on the County tax base, shifting the tax burden to urban and non-contracted land owners. Some of the lost tax revenue is absorbed by the State. The Agricultural Preserve Committee should include an economic analysis to determine the impact a preserve will have on the local tax base. (Goal A, Policies 1, 2, 3 and 5).

6. Implementation of the "Triple Use Plan" (Specific Recommendations for Water) can greatly enhance agriculture in Sonoma County. The use of large acreages of land for double-crop agriculture can provide the dairy and livestock industry with needed forage and silage crops. Presently the major portion of forage and silage crops are imported from the central valley. Agricultural employment would also be enhanced by the labor and equipment necessary to cultivate the land. (Goal A, Policies 3 and 7)
7. Accumulation of manure and other agricultural waste products is a significant problem in Sonoma County. The technology for recycling liquid and solid waste is well developed and large-scale systems are in use in several parts of the country. The Board of Supervisors should initiate a study of a system for recycling manure, septic sludge, and other waste products to produce energy in the form of methane gas, fertilizers, soil conditioners, and other useful products. (Goal A, Policy 7 and 8)
8. The Sonoma County Farm Trails is an organization of farmers and processors that are seeking to promote local agriculture through direct sales from the producer to the consumer. This program has been successful and is a tourist attraction to the County. The Board of Supervisors should continue to support the Farm Trails Organization. Further, the Board should study the possibility of establishing a centralized farmer's market where county farmers and processors could market goods directly to urban consumers. The Harvest Fair, which was held for the first time this year should also be promoted. (Goal A)
9. Land value assessment at "fair market value" has created a tax burden for agriculture. Tax revenues are utilized for schools and County government that serves a basically urban population. Although the agricultural preserve contracts do provide tax relief, many ranchers and farmers have been unwilling to accept the restrictions that accompany this tax relief. This is especially true in the urban fringe areas, where more demand for rural residential or urban development exists. Unless these land owners genuinely have the public interest at heart, it is questionable whether the economic incentive of property tax relief will be sufficient to prevent conversion of agriculture to more intensive uses.



The Board of Supervisors should address the existing tax inequities and act to the extent of their power to resolve these inequities. The Board should actively petition the State legislature to amend state law related to taxation. The Tax Assessor should endeavor within the limits of his authority to provide equitable assessments. Farmers, ranchers, and agricultural processors should not be assessed for facilities constructed to meet State and/or Federal Pollution Control Laws. (goal A, Policies 1 and 5)

10. The Board of Supervisors should establish and underwrite a low-interest loan program for agriculture. Loans should be provided on a priority basis to ranchers or dairymen faced with economic hardships related to State and Federal water quality standards. (Goal A, Policy 6)
11. Predators are a serious problem to ranchers who graze sheep and cattle in Sonoma County. The County apparently has a growing population of the coyotes. Additionally, the growing human population in rural areas and urban areas adjacent to grazing lands has introduced domestic dogs as predators. Several dogs running in a pack can kill numerous livestock in a short period of time.

The Board of Supervisors should provide the Animal Regulation Department with sufficient financial support to control wild dogs. The Board should further enact an ordinance that requires pet owners to be financially responsible for damage done to livestock. Fees for licenses and penalties should be increased.

The Board should request that the Agricultural Commissioner report on the predator control effort. Control methods that specially target wild dogs and coyotes should be expanded and financed. (Goal A, Policy 6)

12. The Board of Supervisors should reestablish the Agriculture Committee that should include representatives from the agricultural industry, County planners and decision makers, and technical advisors. This committee should address the specific problems of agriculture, and methods of actively promoting the industry. (Goal A, Policies 1 through 9)

## GOALS AND POLICIES

Goal A. It shall be the goal of Sonoma County to protect and maintain agricultural lands for the value of their products, their contribution to community life, and their environmental values and its economic impact on agriculture in Sonoma County.

To this end, it shall be the policy of Sonoma County to:

1. Preserve and maintain areas where agriculture is the predominant industry, including prime lands and those areas most suitable for special crops or activities, recognizing the incompatibility of some residential and agricultural uses.
2. Encourage formation or retention of parcel sizes sufficient to provide for viable economic agricultural use.
3. Promote good agricultural practices that insure the compatibility of agricultural practices with long-term conservation of the county's agricultural capability.
4. Regulate agricultural practices to provide for sound ecological balance; e.g. - conservation of water quality and riparian vegetation.
5. Support policies and programs that provide tax incentives to productive agriculture, insuring the long-term retention of agricultural lands.
6. Explore and implement methods of assisting the agriculture industry in meeting the economic burden imposed by environmental quality standards.
7. Consider both liquid and solid wastes derived from agricultural activities as resources. •
8. Expand support of sound soil conservation practices including soil reclamation projects that increase and improve agricultural lands.
9. Identify prime production areas, marginal production areas, and areas where production may be incompatible with residential and other land uses. In such areas, establish regulatory and maintenance practices.

## RECOMMENDATIONS

1. The County should conduct a detailed inventory of mineral resources with particular emphasis on sand and gravel. Locations, land use conflicts, quantities and qualities of minerals should be determined. The County should cooperate with other agencies such as the Army Corp of Engineers, the Division of Mines and Geology, and the U.S.G.S. who have all done previous research on the County's mineral resources. (Mineral Goal A, Policies 1, 4).
2. The County should regulate sand and gravel extraction from the river beds of Dry Creek and the Russian River to conform to the natural recharge of these materials. (Mineral Goal A, Policy 3).

# MINERALS



3. The Board of Supervisors should adopt a "commercial sand and gravel ordinance" in the spirit of the ordinance draft formulated by the Technical Advisory Committee on Sand and Gravel. (Mineral Goal A, Policies 1, 2, 3, 4).
4. The County should establish combining district zoning (see General Recommendations) for mineral resource areas, including all identified mineral resource areas. The Zoning District requirements should be consistent with the commercial sand and gravel ordinance as well as other applicable county ordinances (Mineral Goal A, Policies 1,2).
5. The County should identify all surface and sub-surface mining operations without a valid use permit, begin amortization of the operations or bring them under the permit process. (Mineral Goal A, Policies 2, 3, 4).
6. The County should encourage support and conduct research and data gathering efforts that:
  1. Further locate and identify mineral resources;
  2. Provide information on how impacts related to extraction and/or how they might be mitigated, and
  3. Develop new management techniques and strategies. (Mineral Goal A, Policies 1, 2, 3).



## GOALS AND POLICIES

### Goal A

It shall be the goal of Sonoma County to provide for the comprehensive planning and restoration of mineral extraction areas.

To this end it shall be the policy of Sonoma County to:

1. Consider inventories of mineral resources when planning or approving development and discourage residential, commercial or industrial development which would be incompatible with proper mining practices.
2. Require that mineral extraction operations be performed in a way that is compatible with surrounding land uses and minimizes adverse effects on the environment.
3. Regulate sand and gravel extraction to insure replenishment to assure a continuing supply.
4. Consider the following when approving extraction:
  - a. Preservation of topsoil
  - b. Preservation of natural vegetation and wildlife habitats and fisheries
  - c. Erosion control
  - d. Control of drainage and desilting basins
  - e. Provide for visual and noise control
  - f. Ability of roadways to accommodate heavy traffic
  - g. An engineering and a geological survey
  - h. A restoration plan
  - i. Bonds and liability commensurate with total costs of compliance with requirements imposed
  - j. Inventories of sand and gravel and their replenishment
  - k. Recreational resource
  - l. Air Quality
  - m. Energy consumption

## RECOMMENDATIONS

In view of the urgent need for alternative energy sources, immediate action should be taken by the Board of Supervisors to initiate a comprehensive geothermal resource management program. This program should be funded by both public and private sources, and should focus on future utilization of the resource, and mitigation of adverse environmental impacts.

Considerable information has been assembled on the Geothermal Resource by the EIR Division in the Planning Department. Consultants working for the geothermal leaseholders have provided specific data on the location and extent of the resource, and on the environmental impacts which may result from extracting the resource.

# GEOHERMAL



Enough information and expertise now exists that would enable the County to immediately initiate a geothermal resource management program. The administrative vehicle (the EIR Division) already exists, and the program could be implemented with a minimum financial and staff commitment. (All Goals and Policies)

## **GOALS AND POLICIES**

Goal A. It shall be the goal of Sonoma County to provide for the planned development and restoration of an acceptable environment in geothermal resource areas.

To this end, it shall be the policy of Sonoma County to:

1. Promote the compatibility of this resource use with the long-range environmental, scenic and open space potential of the geothermal areas subject to development.
2. Apply high standards governing all phases of geothermal exploration and development, including the restoration of all such areas to natural conditions once the resource becomes non-productive.
3. Encourage compatible, comprehensive multiple use programs for geothermal leaseholds.
4. Establish through research the reserve and life span of the resource.
5. Insure that the undesirable effects of the by-products and waste developed in the geothermal areas are minimized.

## RECOMMENDATIONS

1. The Board of Supervisors and Planning Department should establish a Forest Resources Zone as part of a Resource Management combining district (see General Recommendations) in the Sonoma County Zoning Ordinance. Establishing a Forest Resources Zone, zoning land for timber production, and reinforcement of current State of California Forest Practice Rules will provide more economic incentive for the small timberland owner to continue management and production of the resource. Exclusive resource zoning should be reflected in assessment and taxation policies to reduce the speculative nature of timberlands and increase their potential as long term productive resource areas. (Forest Resources Goal A, Policies 1, 2, 3, 4, 5)

# FOREST RESOURCES





2. Through the Board of Supervisors, Planning Department, California Division of Forestry, Soil Conservation Service, and timber industry representatives, areas defining prime production areas, marginal production areas and urban production areas should be established. (Forest Resources Goals A and B, Policy 6)
3. The Board of Supervisors and County Assessor should continue to investigate and recommend alternative taxation programs, such as the yield tax and productivity tax to replace the yearly advalorem tax for a more accurate and equitable means of valuing timber. (Forest Resources Goal A, Policy 7)
4. The Planning Department should monitor yearly, forestry and other natural resources to review the volume harvested or extracted, volume remaining, and general status of the County's resources. (Forest Resources Goals A and B, Policies 1, 2, 3, 4)
5. The Planning Department should designate a staff person as liaison to the Technical Advisory Committee of the California Division of Forestry. (Forest Resources Goal A, Policy 1)
6. The Board of Supervisors should recommend to the Division of Forestry application of Southern Area cutting and stocking requirements for an area south of the Russian River and to include Austin Creek and Cazadero. (Forest Resources Goals A and B, Policies 1, 3, 4, 6)

## GOALS AND POLICIES

Goal A. It shall be the goal of Sonoma County to preserve, maintain and restore forestry resources for their economic, conservation, and recreation and open space values.

Goal B. It shall be the goal of Sonoma County to encourage multiple watershed use, and to require the protection and maintenance of watersheds through sound forestry management practices.

To this end, it shall be the policy of Sonoma County to:

1. Aid in protecting the timber and environmental values of all forests and forest lands economically suitable for logging.
2. Keep prime productive forest lands in parcels sufficiently large to encourage economical timber production.
3. Encourage reforestation to perpetuate timber production and to protect the land from adverse impacts such as erosion and earth failure.
4. Require high standards of forest practices in all areas of timber production.
5. Promote and encourage the use of forest lands for such multiple purposes as preserving wildlife, hunting, fishing, hiking, or other compatible uses.
6. Identify prime production areas, marginal production areas and areas where production may be incompatible with residential and other land uses. In such areas, establish regulatory and maintenance practices.
7. Seek legislation which eliminates the yearly advalorem tax on timber and which permits the application of a sales tax when timber is sold.

## RECOMMENDATIONS

1. The Sonoma County Water Agency should continue and strengthen cooperation with the Department of Water Resources, the Army Corp of Engineers and other agencies in evaluating county watersheds, streams, and aquifer recharge areas to determine their value for water supply. (Water Resource Goal A, policies 1,3; Water Quality Goal A, Policy 1, Goal B, Policy 1; Water Supply Goal C, Policy 1, Goal D, Policy 1, 2, 3)
2. The Board of Supervisors should direct the Department of Public Works and the Planning Department to work closely toward implementation of the "Triple Use Plan". Potential irrigation areas should be evaluated with the aid of the Soil Conservation Service and the Cooperative Extension, University of California. Suitable areas should be maintained for agricultural production. (Water Resource Goal A, policies 2, 3; Water Quality Goal A, policy 1; Water Supply Goal B, policies 1, 2)

# WATER



3. The Board of Supervisors should adopt a riparian ordinance as defined in "General Recommendations". (Water Resources Goal A, Policies 1, 3; Water Quality Goal A, policies 1, 2, 3, 4; Goal B, policy 1)
4. The Regional Parks Department has worked on developing multiple use of flood control channels including trails, bikeways, the use of planting, and the enhancement of wildlife habitats. The Board of Supervisors should direct the Regional Parks Dept. to work with the Planning Department and the Water Agency to implement the multiple use of Flood Control channels. (Water Quality Goal A, policies 1, 2, 3, 4)
5. The County, cities and LAFCO should cooperate jointly in requiring water and sewer service extensions to conform to the land use designations, goals and policies, and population targets of the General Plan. (Water Resource Goal A, policies 3, 4; Water Supply Goal A, policies 1, 2, 3, 10)
6. The Board of Supervisors should direct the District Attorney to enforce existing County Ordinances 1108 and 339, both related to streams and water quality. New ordinances should be written by the County Counsel in cooperation with the District Attorney to insure an enforceable ordinance. The County should study the use of other penalty mechanisms for ordinance violations, such as tax penalties or assessments that pay for mitigation of damage. (Water Resource Goal A, policy 3; Water Quality Goal A, policy 1, Goal B, policies 1, 2)
7. The County should establish combining district zoning (See General Recommendation Number 3) for water resource areas, primarily to limit surface coverage and soil disturbance. All significant aquifer recharge areas and upland water sheds providing water supply should be included in the district. The Planning Department and Water Agency should cooperate in formulating requirements in this district. (Water Resource Goal A, policies 1, 3; Water Quality Goal A, policies 1, 2; Water Supply Goal D, policy 3)



8. The Water Agency should assume responsibility for groundwater resources at the County level, including research, maintenance of county well logs, provision of technical advice to municipalities and special districts utilizing groundwater, and an information service for groundwater development in rural areas. A staff position for a qualified geohydrologist should be created to oversee these responsibilities. This recommendation is in response to the recently initiated groundwater study on the planned utilization of groundwater resources in Sonoma County, being conducted by the State Department of Water Resources and the Sonoma County Water Agency. (Sewage and Solid Waste Disposal: Water Supply: Other Utilities, Goal C, Policy 1; Goal B, Policy 1, 2, 3).

Note: Further recommendations regarding  
GOALS AND POLICIES RELATED TO SEWAGE  
AND SOLID WASTE DISPOSAL: WATER  
SUPPLY: OTHER UTILITIES are located  
in the Community Development Element.

## GOALS AND POLICIES

### Goal A

It shall be the goal of Sonoma County to protect and maintain water resources that are essential to the continued viability of other resources.

To this end, it shall be the policy of Sonoma County to:

1. Give high priority in any consideration of land use to the protection of watersheds, aquifer recharge areas and natural drainage systems.
2. Support development of water reclamation facilities which provide a viable alternative to the discharge of urban and agricultural waste into Sonoma County's waterways.
3. Manage water resources in a manner which reflect a systematic approach sensitive to natural capacities, ecological impacts, and equitable distribution for the many water related needs of the County.
4. Conserve water resources and make such water available only in conformity with the adopted General Plan.

### GOALS AND POLICIES RELATED TO WATER QUALITY

### Goal A

It shall be the goal of Sonoma County to recognize existing riparian water rights, to safeguard, and maintain natural and man made waterways and water quality, and seek to naturalize man made waterways.

To this end it shall be the policy of Sonoma County to:

1. Preserve and restore the ecological, recreational, and aesthetic benefits of Sonoma County's natural and man made waterways.
2. Preserve sufficient downstream flows to maintain the ecological balance in all watersheds.

3. Naturalize man made waterways and flood control channels by using natural materials in their construction and establishing a riparian cover of native plants.
4. Promote the recreational use of natural and man made waterways, where compatible with existing land use, by providing trails for hiking, biking, and horseback riding.

#### GOAL B

It shall be the goal of Sonoma County to safeguard and maintain high water quality.

To this end it shall be the policy of Sonoma County to:

1. Maintain or enhance water quality to allow continued health of natural waterway habitats.
2. Cooperate with regional and state regulatory agencies in enforcing water quality regulations.

#### GOALS AND POLICIES RELATED TO SEWAGE AND SOLID WASTE DISPOSAL: WATER SUPPLY: OTHER UTILITIES

##### Goal A

It shall be the goal of Sonoma County to provide facilities which meet the utility needs of the public and are of high ecological and aesthetic quality.

To this end it shall be the policy of Sonoma County to:

1. Adopt a general plan of utility services to supply the needs of the people of Sonoma County for electricity, natural gas, telephone, Cable TV, water and sewer.
2. Require the review of the proposed location of new public utilities to evaluate their consistency with adopted goals and policies of Sonoma County.
3. Oppose the routing of major transmission lines through public recreation and scenic areas, not consistent with the adopted general plan for utility services adopted pursuant to Policy No. 2.

7. Encourage the multiple use of utility owned transmission line rights-of-way for riding and hiking trails, pedestrian ways, landscaped greenways, parking, park areas, and wildlife preserves.
8. Consolidate utilities into common utility corridors wherever practicable.
9. Require Economic Cost-Benefit and environmental impact studies on all proposed aqueducts and trunk sewers well in advance of any planning decision.
10. Consolidate growth in cities and communities to avoid long extensions of water and sewer service.

#### GOAL B

It shall be the goal of Sonoma County to dispose of and reuse both liquid and solid waste in ways which cause no hazard to health or safety and in ways which are economically efficient, ecologically sound and aesthetically pleasing.

To this end, it shall be the policy of Sonoma County to:

1. Consider both liquid and solid waste as resources.
2. Encourage and monitor research and experimentation in the fields of liquid and solid waste disposal and reuse. Such research and experimentation should involve technological, land use, ecological and economic considerations, and should be directed to, but not be limited to, compost disposal and methane generating systems.

#### GOAL C

It shall be the goal of Sonoma County to maintain the quality of groundwater.

To this end it shall be the policy of Sonoma County to:

1. Evaluate the cumulative impact of septic disposal in the design review procedure for rural subdivisions and lot splits.



Goal D

It shall be the goal of Sonoma County to maintain groundwater supplies for agriculture and rural development purposes.

To this end it shall be the policy of Sonoma County to:

1. Monitor groundwater supplies to insure the highest possible safe yield.
2. Develop groundwater resources for water supply when consistent with safe yield.
3. Preserve groundwater recharge areas which are necessary to maintain essential water supplies.

## RECOMMENDATIONS

1. The Planning Department, California Department of Fish and Game and University of California Bodega Marine Lab, in conjunction with the Cooperative Extension Marine Advisor, should jointly develop a Biotic Resources Zone for the protection of estuarine, marsh, and tidal resources, as recommended in the Open Space Plan. (Commercial and Sport Fisheries Goal A, Policy 1, 3)
2. The Regional Parks, Planning Department, Corp of Engineers, State Coastal Commission, Division of Fish and Game and the University of California Bodega Marine Lab should support the findings of the Bodega Bay Commercial Fisherman's Marina Report (in preparation) which is an analysis of needs for Marina facilities within Bodega Bay. (Commercial and Sport Fisheries Goal A, Policy 2, 3)

# MARINE RESOURCES



3. The Sonoma County Regional Parks Department, and California Department of Fish and Game should develop programs and recommend sites for hatchery and spawning facilities (Commercial and Sport Fisheries Goal A, Policy 4)
4. The Board of Supervisors should recommend by resolution to extension of the 12 mile fishing limit to 200 miles. (Commercial and Sport Fisheries Goal A, Policy 5)

## **GOALS AND POLICIES**

Goal A. It shall be the goal of Sonoma County to conserve and enhance fishery resources by maintaining and enhancing the viability of the marine habitat.

To this end, it shall be the policy of Sonoma County to:

1. Support the conservation of all wetland food production areas such as estuaries and marshes which provide the nutrients for the base of aquatic food chains upon which commercial fish depend.
2. Support the construction and maintenance of harbor and port facilities which are compatible with effective conservation and land use policies and which promote an active commercial and sport fishery within the County.
3. Evaluate all activities and developments on the coast with the objective of preventing damage to coastal and shore fisheries.
4. Seek development of hatchery and spawning facilities where appropriate to promote and increase fish runs in those streams capable of supporting them.

## RECOMMENDATIONS

### RECOMMENDATIONS OF THE HISTORIC PRESERVATION TECHNICAL ADVISORY COMMITTEE

1. That the map showing historic districts and historic corridors be adopted.
2. That the list of important historic buildings contained within the technical report be adopted.
3. That the criteria for additions to the list of important historic buildings be adopted.
4. That the Historic Preservation Program be utilized as a guide in establishing standards to be followed by property owners, developers, and public agencies in land use and building construction in areas of historical importance.
5. That action be taken to appoint a County Landmarks Commission.

# HISTORIC PRESERVATION





6. That the historic survey and evaluation program begun by the Historic Preservation Technical Advisory Committee be continued.
7. That an Archaeological Protection Ordinance be written and that a Technical Advisory Committee be developed for evaluating archaeological sites in Sonoma County. This committee should be composed of archaeologists, community representatives including representatives of the Native American communities, and county staff.

## **GOALS AND POLICIES**

### **Goal A.**

It shall be the goal of Sonoma County to preserve significant archaeological and historical sites representing all the ethnic, cultural, and economic groups that have lived and worked in Sonoma County.

To this end, it shall be the policy of Sonoma County to:

1. Preserve adequate open space around missions, historic settlements and buildings, areas of archaeological significance, and other features important to the human history of the County so that the natural settings of such areas are retained.
2. Establish a mechanism for identification, review, and protection of archaeological sites, recognizing that only a small percentage of all pre-historic sites in the county have been recorded, and that only a small portion of the county has been systematically surveyed by archaeologists to record such sites.
3. Recognize that historic sites, not only pre-historic sites, have archaeological importance; therefore historic sites, whether or not they include standing structures, may merit preservation, and care should be taken in preserving or otherwise modifying historic structures to properly record and preserve archaeological data that may exist in the ground around the structures, under floors, etc.

## RECOMMENDATIONS

The plan, as illustrated in the regional parks plan map, is general in nature. It represents a desirable pattern of regional parks toward which an implementation program should be directed. The map illustrates the following recommendations and findings of the plan:

1. Utilization of the county's finest natural resources to meet both park and open space needs;
2. Provision of recreation facilities for those activities most needed by the people of the county;
3. Integration of the park system with related General Plan elements, using scenic highways, bikeways, and trails as important linkages;
4. Use of parks to give structure and livability to the county and its communities.

# REGIONAL PARKS



## IMPLEMENTATION PROPOSALS OF THE REGIONAL PARKS PLAN

The six watershed areas of the county were utilized as statistical areas to achieve a balance of the types and distribution of regional parks. The following proposed parks are ranked in priority within each watershed; and each park is keyed to the regional parks map on page 31.

### Petaluma River

1. West Petaluma Regional Park - located on a hilltop overlooking Petaluma
2. Regional Park - Located in the southern portion of the Sonoma Mountains east of Petaluma.
3. Recreation Area - Located near Petaluma with off-road vehicle facilities.
4. Regional Trail - Bike trail to link Sebastopol and Petaluma.

### Russian River

5. Recreation Area - Located on the Russian River near Healdsburg
6. Regional Park - Located on the Russian River near Guerneville
7. Wayside Park - Located on the Russian River between Mirabel and Healdsburg
8. Recreation Area - Located on the Russian River at Mirabel
9. Wayside Park - Located on the Russian River near Cloverdale
10. Regional Preserve - "The Cedars", B.L.M. lands near Cazadero
11. Regional Trail - Trail linking Occidental and Monte Rio along Bohemian Highway

### Sonoma Creek

12. Sonoma Valley Regional Park - Undeveloped park lands at Glen Ellen.
13. Regional Trail - One (1) mile bicycling and hiking trail near Sonoma.
14. Recreation Area - Located near Sonoma on Sonoma Creek
15. Regional Preserve - Preservation of a waterfall and surrounding area.
16. Regional Trail - Riding and hiking trail linking Hood Mountain County Park and Sugarloaf State Park
17. Wayside Park - Undeveloped county land in Kenwood on Sonoma Creek.

#### Santa Rosa - Laguna

18. Recreation Area - Park land to be developed by the County of Sonoma and Rohnert Park
19. Ragle Ranch Regional Park - Located west of Sebastopol on Atascadero Creek
20. Regional Park - Matanzas Lake, a flood control reservoir located in Bennett Valley
21. Regional Trail - Riding and hiking trail over Taylor Mountain connecting the Sonoma County Fairgrounds and Matanzas Lake
22. Regional Preserve - Located on Mark West Creek near Porter Creek Road with an alternative site along St. Helena Road
23. Regional Park - Located on Copeland Creek east of Rohnert Park
24. Regional Preserve - Located on the Laguna de Santa Rosa near River Road
25. Recreation Area - Located on the lower reaches of Mark West Creek
26. Regional Trail - Hiking and riding trail potential linking Hood Mountain and Annadel Farms State Park
27. Regional Preserve - "Cooper's Grove", a redwood grove in the Sonoma Mountains
28. Regional Trail - Hiking, riding, and bi-cycling trails utilizing flood control rights-of-ways.

#### Salmon Creek

29. Regional Preserve - Potential exists to expand the Watson School Wayside Park along Salmon Creek

#### North Coastal - Gualala

30. Wayside Park - County lands located on the Gualala River at the Wheatfield Fork.
31. Regional trail - Fishing access trail along the Gualala River upstream from the existing county park
32. Regional Park - Addition of coastal lands to Stillwater Cove County Park



## GOALS AND POLICIES

### Goal A

It shall be the goal of Sonoma County to provide adequate recreational facilities for both present and future generations, provided such recreational use is consistent with maintenance of environmental quality and protection of property rights.

To this end it shall be the policy of Sonoma County to:

1. Establish trail systems which connect parks, schools, playgrounds, shopping areas, and other public and scenic areas. Some of the trails should make multiple use of transportation and utility corridors (auto, equestrian, pedestrian and bicycle traffic), but those uses should be separate where required for safety and convenience. Other trails should traverse relatively undeveloped areas, but provision should be made to prevent property and ecological damage.
2. Provide diversity in the types of recreational opportunities available throughout the County.
3. Encourage the development and expansion of privately owned and operated recreational facilities to complement publicly owned parks and recreational facilities.
4. Attempt to insure that those people who use publicly supported recreational facilities contribute toward the cost of providing and operating those facilities.
5. Provide for the development of community and neighborhood recreation facilities in unincorporated areas and encourage establishment of local park districts.

## RECOMMENDATIONS

Landscape Units are areas with similar natural features and processes. Twelve Landscape Units have been established in Sonoma County, and they are described in the Landscape Unit Map Index.

The Planning Department has prepared Landscape Unit Handbooks for each unit as implementation tools to coordinate the use of environmental information between countywide planning areas, local study areas, and cities. There is need for such a tool that is capable of identifying and recording environmental impacts as an area-wide "Master EIR". The Master EIR supports the project EIR, or environmental reconnaissance report, by providing an index of potential impacts and a set of development guidelines for each Landscape Unit.

The Board of Supervisors, in cooperation with LAFCO, should adopt the Landscape Unit Handbooks as the primary device for guiding the preparation of environmental impact reports and resolving policy conflicts on an area-wide basis, and as an integral part of the General Plan information and monitoring system.

# LANDSCAPE UNIT HANDBOOKS









# ENVIRONMENT

## THE PHYSICAL ENVIRONMENT

The General Plan contains three comprehensive elements: Community Development, Transportation and Environmental Resources Management. The information contained within these three elements is combined to produce a long-term plan for the physical development of the county.

Data on the physical environment has been assembled by the Planning Department and is summarized in Volume II of the Environmental Resources Management Element (E.R.M.E.). This volume describes the physical characteristics of the county, and includes references to the documents that provide additional information. Colored fold-out maps illustrate the geology, soils, climate, hydrology, and vegetation on a countywide basis. A section on public safety describes the geologic, fire and flood hazards in the county. The purpose of this information is to provide a guide for managing the county's resources, and for making sound decisions about land use and development.

Subsequent to the publication of Volume II, it was decided to expand its contents to include Resources, such as agriculture and forest, and Open Space, such as unique features and scenic resources. This expanded information, called the Environmental Data Base (see next page) has served a key role in preparing the General Plan. The Environmental Data Base includes information structures in three categories: Resources which are defined as the physical and biological potentialities of the county, Environmental Conditions which are defined as natural hazards or features that become hazardous or degraded through improper use, and Open Space which is defined as land that provides visual relief from urban land use and/or physical access for recreation, scientific or educational purposes.

In addition to the Environmental Resources Management Element, the General Plan includes two other comprehensive elements: Community Development, which includes land use and housing, and Transportation, which includes circulation, transit, noise, air quality, scenic highways, bikeways, and aviation. These three comprehensive elements and their components are all interdependent. Together, they provide policies to guide the future development of Sonoma County.



## ENVIRONMENTAL DATA BASE

### RESOURCES

1. AGRICULTURE
  - a. Grazing
  - b. Dairies
  - c. Orchards
  - d. Vineyards
  - e. Croplands
2. TIMBER
  - a. Prime Production Areas
  - b. Marginal Production Area
  - c. Potential Production Areas
3. MINERALS
  - a. Sand and Gravel
  - b. Stone Quarries
  - c. Mercury Mines
  - d. Other Minerals
4. ENERGY
  - a. Geothermal
  - b. Oil and Gas
5. WATER
  - a. Aquifer Recharge Areas
  - b. Watersheds
  - c. Rivers and Streams
  - d. Lakes and Ponds
6. FISHERIES
  - a. Commercial Fisheries
  - b. Sport Fishing

### ENVIRONMENTAL CONDITIONS

1. GEOLOGIC CONDITIONS
  - a. Steep Slopes
  - b. Landslide Areas
  - c. Fault Displacement Areas
  - d. Groundshaking and Liquefaction Areas
  - e. Tsunami Areas
2. SOIL CONDITIONS
  - a. Erosion
  - b. Shrink-Swell
  - c. Septic Limitations
3. HYDROLOGIC CONDITIONS
  - a. Runoff
  - b. Pollution
  - c. Sedimentation
  - d. Flood Plains
4. ATMOSPHERIC CONDITIONS
  - a. Air Quality
  - b. Climate
5. BIOLOGICAL CONDITIONS
  - a. Vegetation
  - b. Wildlife
  - c. Ecological Relationships

### OPEN SPACE

1. UNIQUE FEATURES
  - a. Unique Biotic Areas
  - b. Historical and Archeological Sites
  - c. Existing and Potential Parks
  - d. Potential Trail Corridors
  - e. Scenic Highway Corridors
2. COMMUNITY FORM
  - a. Greenbelts and Community Separators
  - b. Scenic Backdrop Areas
  - c. Landmarks

## THE SOCIAL ENVIRONMENT

All the elements in the General Plan relate to land use. Circulation facilities and roadways are major determinants of land use. It is imperative, for example, that a large shopping center be located on a major highway. Likewise, land uses create demands for new circulation facilities. A new subdivision may require road improvements for adequate access.

The location of land use and its attendant circulation facilities is, in turn, contingent upon environmental conditions. A hospital should not be built near an earthquake fault, nor should a highway be built through a wildlife preserve.

These interrelationships are often difficult to understand. The connection between land use and circulation may become quite complex, for example, when a single roadway must serve as access for a residential land use, when it must also serve heavy duty truck access to a quarry, and when it qualifies as a scenic highway. These interrelationships and conflicts are common in the planning process. Their resolution results in a "final product" that we commonly call land use.

The "social environment", as defined in the General Plan process, consists mainly of population and employment statistics - where people live and work, and the trends that these statistics indicate. This information is then evaluated against goals and policies, and against environmental conditions to determine a proposed land use.

Environmental information has served a key role in the land use planning process. Information selected from the environmental data base in mapped form provides a geographic distribution of environmental characteristics upon which land use decisions and environmental impact can be evaluated.

Population projections were analyzed for impacts on Geology, Soils, Vegetation, Hydrology, Visual Quality, Agriculture and Open Space. The impacts that result from relatively unconstrained or unplanned growth demonstrate that it would seriously degrade the environment and conflict with General Plan policies such as maintaining separation between cities and preserving agricultural lands.

The environmental factors that were used in preparing the Land Use Plan are the basis of density assumptions and locational criteria (refer to Community Development

Element) that allowed careful selection of locations for rural development and urban expansion. A general description of the environmental factors which were employed is included in the Technical Report for the Environmental Resource Management Element.

CERTAIN KEY CONCERNS RELATED TO OPEN SPACE WERE USED IN DEVELOPING THE LAND USE PLAN. THESE ARE: PROTECTION OF PRODUCTIVE AGRICULTURAL LAND, RECOGNITION AND AVOIDANCE OF HAZARDOUS AREAS, PROTECTION OF SCENIC AREAS, EXCLUSION OF DEVELOPMENT FROM UNIQUE NATURAL AREAS AND AREAS SUITABLE FOR PUBLIC RECREATION, AND PROTECTION OF INDIVIDUAL COMMUNITY IDENTITIES.

Wherever feasible, no development is proposed on land useful for managed resource production. Similarly, very low densities are emphasized in several places along Highway 101 (south Windsor, north Santa Rosa, north Rohnert Park, Meacham Hill) in order to retain open or open-appearing land for community separation; if this is not done, an urban corridor is most likely to occur.

In addition to influencing preparation of the Land Use Plan, environmental information was employed in the evaluation of circulation system alternatives for the Transportation Element. Alternatives were rated according to their impacts on agriculture, wildlife, visual quality, the geologic processes of erosion and sedimentation. They were also rated relative to a range of hazards and physical constraints which affect the development of roadways.

The Land Use Plan is based on the premise that land use policy and decision-making which considers environmental factors can greatly reduce the environmental impacts of growth in the County. As a consequence, the costs of mitigating these impacts, borne by the county and by the developer, can be substantially reduced. By minimizing potential impacts, the effective carrying capacity of the land is maximized, which again results in savings to the county and greater economic benefit to the developer.

In recent years the scope of historic preservation has expanded to protect remnants of what has happened in the lives and development of a people or society, whether it be at the national, state, or local level. At the local level, historic preservation can be applied to assist communities in the understanding and protection of their special heritage.

The Sonoma County landscape contains many unique features that make it an outstanding part of the California landscape. The great variety of landscapes found within Sonoma County have provided the setting for a wide range of economic and cultural activities throughout its history. The result is a landscape fabric of rich historical texture, an integral part of the environment needing understanding and protection.

# **HISTORIC PRESERVATION**





Historic preservation is more than just preserving sites and structures associated with the lives of national patriots, statesmen, and other heroes of past eras. It is more than just saving old buildings. Historic preservation promotes saving exceptional buildings, putting them to practical use when appropriate, and establishing criteria for creating an historic district so that the traditional design fabric of a community is maintained. In many instances, particularly in the conservation of structures, it makes good economic sense to rehabilitate buildings or to readapt old structures to new uses.

A fundamental basis for historic preservation is that retaining the best of the past serves as a constant reminder of our heritage and development. Identity and pride are strengthened when a community's history is interwoven with its developing character. The value of preservation, therefore, can be measured in economic as well as in social terms.

#### FORMATION OF HISTORIC PRESERVATION TECHNICAL ADVISORY COMMITTEE

The Technical Advisory Committee was established in January, 1975, in response to the goals and policies for historic preservation developed by the General Plan Citizens' Advisory Committee. The first step in initiating a comprehensive historic preservation program is to identify and evaluate existing historic resources. Hence, the major task of the Technical Advisory Committee has been to refine and elaborate upon an inventory of historic sites compiled by California State College, Sonoma students since 1972. Citizen representatives assisted the Committee in reviewing and evaluating historic features in their particular areas. Evaluation criteria were developed by the Committee to quantitatively analyze historic features. A partial listing of specific structures suitable for preservation and a list of environmental settings worthy of special treatment has been developed and is an integral part of the Historic Preservation Program. Several areas of the County remain to be surveyed and evaluated. Committee members have developed, explored, and written several sections of the Historic Preservation Program.

## HISTORIC DISTRICTS

4

### PROPOSED HISTORIC DISTRICTS

- 1 BODEGA
- 2 KENWOOD
- 3 GLEN ELLEN
- 4 DUNCANS MILLS
- 5 JAMTOWN
- 6 CAMP MEEKER
- 7 COLEMAN VALLEY
- 8 STEWARTS POINT

\*\*\*

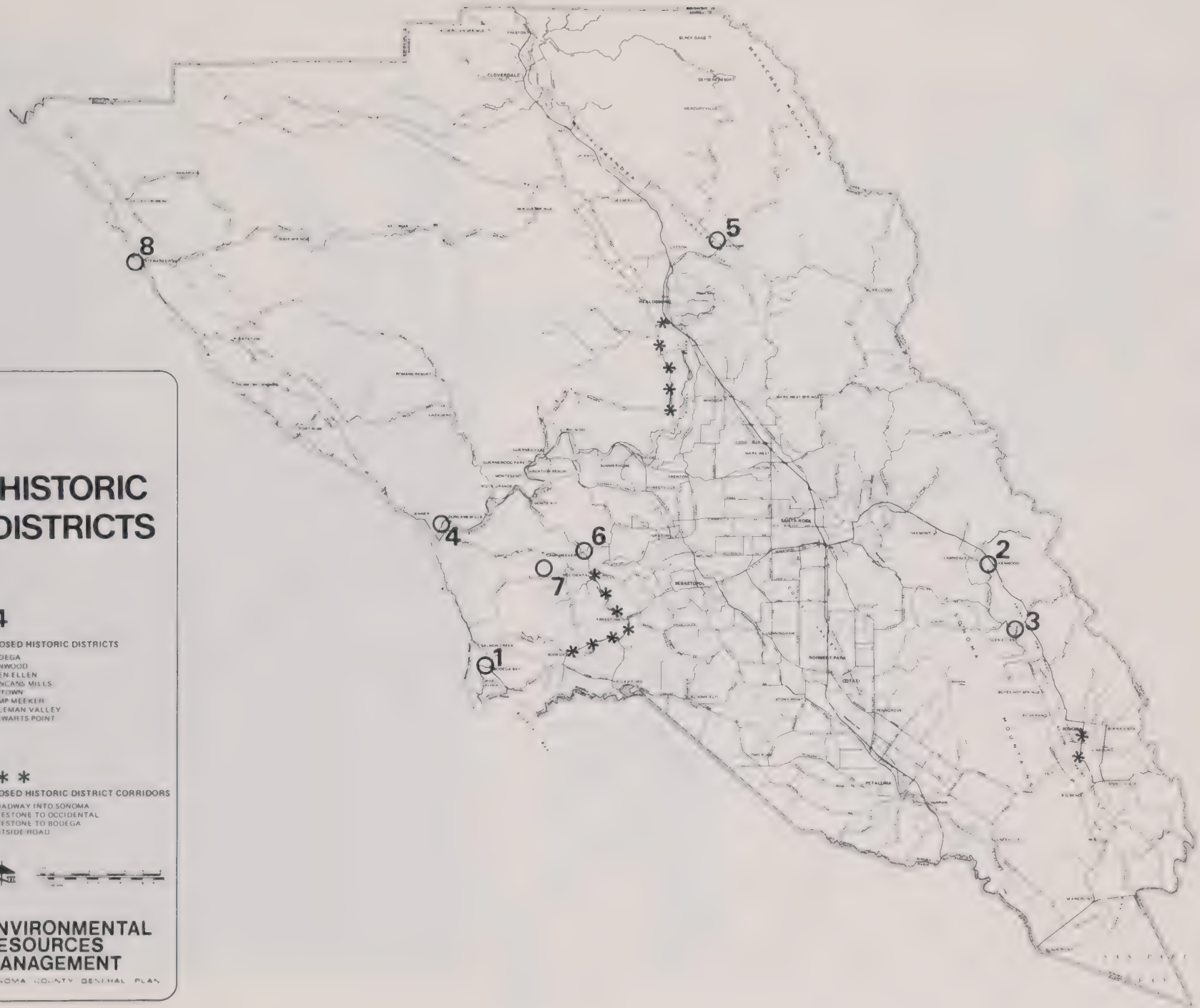
### PROPOSED HISTORIC DISTRICT CORRIDORS

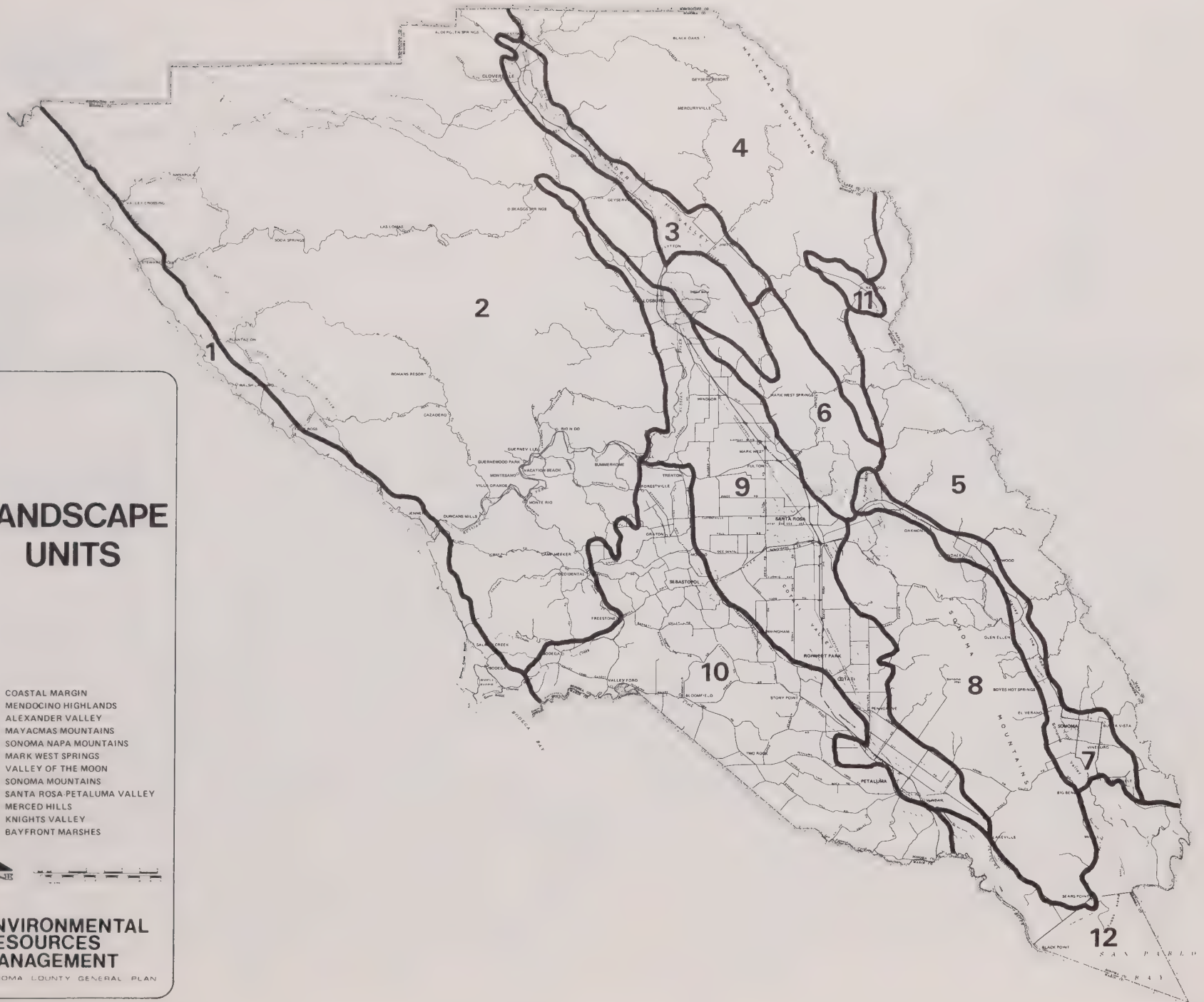
BROADWAY INTO SONOMA  
FREESTONE TO OCCIDENTAL  
FREESTONE TO BODEGA  
WESTSIDE ROAD



**ENVIRONMENTAL  
RESOURCES  
MANAGEMENT**

SONOMA COUNTY GENERAL PLAN







In order to facilitate the incorporation of environmental factors and ecological principles into the planning process, common units with similar natural features and processes have been established. These "Landscape Units" provide areas within which environmental data can be conveniently assembled and analyzed. The Landscape Unit is a localized environmental planning area that serves as the focus for policy evaluation, impact assessment, and growth analysis.

Problems relating to urban development, logging, or wine production, for example, may only relate to certain portions of the County, and the Landscape Unit allows environmental data to be collected for the specific area where it is needed. Recording data in this way promotes a more accurate interpretation, and provides a convenient vehicle for distributing environmental information to the public.

# LANDSCAPE UNITS





The objective of developing landscape units is to provide relevant up to date information to the people who need it, and to promote the idea of planning information as an accessible public resource. The public may have difficulty relating local areas to countywide viewpoints and issues. The Landscape Unit, an area of common physical and cultural factors, assists people in relating these local factors to the corresponding factors on a countywide scale.

The General Plan program includes development of a Landscape Unit Handbook which graphically describes the landscape units and illustrates the resources, hazards, and policies that are unique to each. A data file prepared for each unit contains detailed source information and reference material. A photographic file documents each unit and the environmental issues occurring within it. Base Maps are being prepared that will describe each unit at a scale of 1" = 2000', and interpretive maps at the same scale will illustrate the specific characteristics of each unit. Summary charts will document the same information in tabular form.

**ENVIRONMENTAL  
RESOURCES  
MANAGEMENT**

SONOMA COUNTY GENERAL PLAN

**OCTOBER 1975**

**APPENDIX**

**DRAFT  
ENVIRONMENTAL  
IMPACT  
REPORT**

DRAFT ENVIRONMENTAL IMPACT REPORT  
Sonoma County General Plan

On January 7, 1975 a set of amendments to the State Guidelines on E.I.R.'s was adopted for implementation of the California Environmental Quality Act.

Article 9, Section 15148, of the California Environmental Quality Act Guidelines, states that a separate EIR document is not required, provided that the General Plan addresses all the points required, and that it contains a special section identifying where each of the points is addressed. The draft EIR for the Environmental Resources Management Element identifies where the General Plan document addresses each of the points required, and is accompanied by a list of reference documents.

Any person wishing to acquire the draft EIR and reference documents list, or wishing to review a reference document may do so at the Advanced Planning Division, 2403 Professional Drive, Santa Rosa, Ca. 95401 (telephone (707) 527-2864).

Review and comment on the draft EIR is encouraged. Comments should be mailed to the Advanced Planning Division, at the above address.

## PART I. E.R.M.E.

### 1. DESCRIPTION OF PROJECT

### DOCUMENT REFERENCE<sup>(1)</sup>

The description of the project shall contain the following information but should not supply extensive detail beyond that needed for evaluation and review of the environmental impact.

- |  |   |
|--|---|
| (a) The precise location and boundaries of the proposed project shall be shown on a detailed map, preferably topographic. The location of the project shall also appear on a regional map.   | (a) Landscape Units Map<br>Document 18, pg. 104<br>Regional Map Document 9,<br>page 6 |
| (b) A statement of the objectives sought by the proposed project.  | (b) Document 18 pgs. 1 & 2<br>Document 7 pgs. 1-1, 11-3<br>Document 6 pgs. 7 & 8      |
| (c) A general description of the project's technical, economic, and environmental characteristics, considering the principal engineering proposals and supporting public service facilities. | (c) Document 18 pgs. 37-40<br>Document 9  |

### 2. DESCRIPTION OF ENVIRONMENTAL SETTING

An EIR must include a description of the environment in the vicinity of the project, as it exists before commencement of the project, from both a local and regional perspective. Knowledge of the regional setting is critical to the assessment of environmental impacts. Special emphasis should be placed on environmental resources that are rare or unique to that region. Specific reference to related projects, both public and private, both existent and planned in the region should also be included, for purposes of examining the possible cumulative impact of such projects.

- Vicinity Environment
1. Document 11 pgs.4,5 & 6
  2. Document 22
- Rare and Unique Features
1. Document 12
  2. Document 23

<sup>(1)</sup> See attached documents list



(g) Document 18, pgs. 13-36

1. Public Safety  
pgs. 13-16
2. Open Space Plan and  
Map, pgs. 17-23
3. Regional Parks,  
pgs. 25-36

(g) The Growth-Inducing Impact of the Proposed Action: Discuss the ways in which the proposed project could foster economic or population growth, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a waste water treatment plant might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities so consideration must be given to this impact. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental or of little significance to the environment.

4. 1. So. Co. Planning Dept.  
E.I.R. Division,  
Mr. Tom Cordill,  
Mr. Ray Krauss  
2. County Counsel, Sonoma  
County  
Mr. Prentice Fish  
3. Madrone Associates,  
Northgate Industrial Park,  
San Rafael, Ca., Ms. Nona  
Dennis, Ms. Rennie  
Kingsley  
4. State of California,  
the Resource Agency,  
California EIR Monitor  
5. Association of Bay  
Area Governments, Regional  
Clearinghouse, Library of  
Environmental Information

#### 4. ORGANIZATIONS AND PERSONS CONSULTED

The identity of all federal, state or local agencies, other organizations and private individuals consulted in preparing the EIR, by contract or other authorization must be given.

#### 5. WATER QUALITY ASPECTS

Describe in the environmental setting section, and other sections where applicable, water quality aspects of the proposed project which have been previously certified by the appropriate state or interstate organization as being in substantial compliance with applicable water quality standards.

## 6. CONTENTS OF FINAL ENVIRONMENTAL IMPACT REPORT

- (a) The Final EIR shall consist of:
1. The Draft EIR or a revision of the draft.
  2. Comments and recommendations received on the Draft EIR verbatim or in summary
  3. A list of persons, organizations and public agencies commenting on the Draft EIR.
  4. The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- (b) The response of the Lead Agency to comments received may take the form of a revision of the Draft EIR or may be an attachment to the Draft EIR. The response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular the major issues raised when the Lead Agency's position is at variance with recommendations and objections raised in the comments must be addressed in detail giving reasons why specific comments and suggestions were not accepted, and factors of overriding importance warranting an override of the suggestions.

## 7. DEGREE OF SPECIFICITY

The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR.

- (a) An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy.
- (b) An EIR on projects such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.

## 8. EIR AS PART OF GENERAL PLAN

The requirements of an EIR on a local general plan, element or amendment thereof will be satisfied by the general plan or element document, and no separate EIR will be required, if: (1) the general plan addresses all the points required to be in an EIR by Article 9 of these Guidelines and (2) the document contains a special section or a cover sheet identifying where the general plan document addresses each of the points required.

DOCUMENTS FOR ENVIRONMENTAL IMPACT REPORT ON SONOMA COUNTY GENERAL PLAN  
PURSUANT TO REGULATIONS IN CALIFORNIA ADMINISTRATIVE CODE, TITLE 14,  
DIVISION 6, ARTICLE 9

Document	1. Environmental Resources Management Element
1.	California Regional Water Quality Control Board North Coast Region, Abstract Report on Water Quality Control for the North Coastal Basin 1-B
2.	State of California, Department of Water Resources, Russian River Watershed Water Quality Investigation May, 1968
3.	State of California, Department of Water Resources, Land and Water Resource Utilization in Sonoma County, May, 1973
4.	State of California, Department of Water Resources, Bulletin No. 118-4 Evaluation of Ground Water Resources, Draft, June 1975
5.	Sonoma County Advanced Planning Division, (SCAPD), Phase I, Open Space and the Environment, June, 1972 Unpublished
6.	SCAPD, Phase II Open Space Element, June, 1973
7.	SCAPD, Goals and Policies, as amended, 1975
8.	SCAPD, Environmental Resources Management Element, Sonoma County General Plan, Summary: Volume 1, Revised December, 1974
9.	SCAPD, Environmental Resources Management Element, Sonoma County General Plan, Natural Resources Inventory, Volume 2, October, 1974
10.	IBID Environmental Atlas, pgs. 29, 47, 59, 79, 80, 81, 103, 119, and 120
11.	Association of Bay Area Governments, (ABAG) Regional Plan 1970: 1990 San Francisco Bay Region, July, 1970
12.	ABAG, Areas of Critical Environmental Concern Review Draft, June 1975
13.	SCAPD, Sonoma County General Plan Bulletin: Landscape Units Map Index



14. SCAPD, Sonoma County General Plan Bulletin: Questionnaire Results, 1975
15. SCAPD, Sonoma County General Plan Bulletin: Baseline Evaluation
16. SCAPD, Sonoma County General Plan Bulletin: Summary Sketch Plan Alternatives, October 1974
17. SCAPD, Sonoma County General Plan Bulletin: Summary Composite Analysis, March 1975
18. SCAPD, Environmental Resource Management Element: Sonoma County General Plan - Summary, October, 1975
19. University Research Center, Economic Impact of Land Use Alternatives for Sonoma County, March, 1975
20. SCAPD, Community Development Element: Sonoma County General Plan, Summary, November, 1975
21. SCAPD, Transportation Element: Sonoma County General Plan, Summary, November, 1975
22. North Central Coast Regional Commission, Preliminary Coastal Plan, Regional Supplement, Hearing Draft
23. State of California, Office of Planning and Research, Environmental Goals and Policies



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Highly important to the preparation of the Environmental Resources Management Element has been the guidance of the present General Plan Advisory and Transportation Committees and the former Citizens Advisory Committee on Open Space, Conservation and Recreation.





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